Preliminary
Report
# of the
Historic District
Study Committee
for the
CITY OF YPSILANTI

Submitted

December 1972

For we know when a nation goes down
and never comes back,
when a society or a civilization perishes,
one condition may always be found.
They forgot where they came from.
They lost sight of what brought them along.

— Carl Sandburg

"We will probably be judged not by the monuments
we build, but by those we have destroyed."

The New York Times

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This Preliminary Report has been prepared by the

HISTORIC DISTRICT STUDY COMMITTEE

Appointed by the City Council
City of Ypsilanti

June 19, 1972

to study and report on the feasibility of
establishing an Historic District in Ypsilanti.

Mrs. Jane Bird, Chairman
Lyndle Bullard
Mrs. Donald Disbrow, City Archivist
Mrs. Mattie Dorsey
Nathalie E. Edmunds, Councilwoman
Robert Fink, Attorney
Foster Fletcher, City Historian
Eileen Harrison
Kenneth Massingill
Ward Swarts, A.I.A.

SUMMARY OUTLINE

Objective of Historic District Study Committee
Research and Procedural Techniques Employed by the Committee
Study of Community Benefits
Conclusion and Recommendations
Survey of Contemporary Comment Pertinent to Historic Preservation

OBJECTIVE OF HISTORIC DISTRICT STUDY COMMITTEE

The objective of the following study has been the thorough investigation of Ypsilanti's historical and architectural sites and structures in order to determine whether the establishment of an historic district is appropriate for this community. Let us first consider ---

The Purpose of Historic Districts

"The overriding consideration in creating an Historic District is the protection of an entire outstanding area, and only the creation of an Historic District can halt the piecemeal destruction of such a fine area." [1]

The establishment of historic districts is a method utilized by over 100 U.S. communities to "safeguard the heritage of a city by preserving a district which reflects elements of its cultural, social, economic, political and architectural history, to stabilize and improve property values, to strengthen local economy, to remove blighting influences, to guide new growth so that it will relate well with the old, and to promote the use of the district for the education, pleasure and welfare of the citizens of the city". [2]

These goals are accomplished through adaptive use, architectural guidance available to property owners in the district through the Historic District Commission, encouragement of tourism and increased community pride. The establishment of an historic district also provides greater opportunity for federal, state and private investment as well as for local tax incentives.

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[1] Greenwich Village Designation Report, Vol. I, 1969.

[2] Michigan Department of Commerce, Office of Community Planning, Procedures for Establishment of an Historic District Ordinance and Model Historic District Regulations, Lansing, May 1970.

A large body of federal and state enabling legislation gives guidance and support to local communities in their preservation efforts. (See federal and state enabling acts included elsewhere in this report.)

Historic preservation commonly focuses on historic buildings and districts containing several such buildings - buildings which contribute to the variety and vitality of the urban scene by enriching the daily experiences of both resident and visitor. They form an important part of the community's historic and cultural heritage which, if lost, cannot be replaced.

May we emphasize the idea that an historic district is a 'daily' experience. It is not a set-apart, sometime place to visit once a year, but an everyday part of the community, where structures serve practical purposes and the ordinary life of the town goes on as usual - an overlay, as it were, on the already familiar functions of that area.

It is not the purpose of an historic district to unduly restrict property owners in the use and enjoyment of their property. It is the purpose of such a district to encourage and guide the type of construction and maintenance which will improve individual properties and the historic district and thereby the whole community. It is the purpose, not to make changes, but to halt deterioration which, if allowed to continue unchecked, would erode away the remaining fine buildings, destroying forever an historic area which could have been an enormous community asset.

In the careful preservation, the thoughtful protection of our American tradition, the smallest contribution is significant. The tapestry of the nation's historical and architectural heritage is highlighted by famous buildings, handsome monuments and great battlefields, but these are woven firmly into a stout fabric of more common stuff. We must not let our familiarity with local history and architecture breed contempt for their value. They are a thread in the fabric of our nation's heritage, a fabric weakened by every broken thread, and they are ours to cherish and protect.

RESEARCH AND PROCEDURAL TECHNIQUES EMPLOYED BY THE COMMITTEE

History of Ypsilanti

In the year 1809, three French explorers-trappers built a log structure on the west bank of the River Huron, 30 miles inland from Detroit and Lake Erie. It was the first structure in the vast unpopulated area and was intended as an Indian Trading Post.

Gabriel Godfroy and his two French companions bought a square of land in 1811 containing 2,352 acres. This tract was divided into 4 oblongs with the River Huron as the east boundary. The population of the Michigan Territory at that time was 4,762 including the soldiers in the several Forts in the Territory. Benjamin Woodruff with several companions came overland from Sandusky by way of Monroe and decided the east bank of the River Huron was a good place for a settlement.

On April 28, 1823, Benjamin Woodruff received a Deed for 114 acres in Section 15 and 22 in what is now Ypsilanti Township. He established a small settlement and named it Woodruff's Grove, the first settlement in Washtenaw County. Father Gabriel Richard, Representative in Congress for the Michigan Territory, in 1824 urged the surveying for a federal highway from Detroit to Chicago. This was accomplished and the surveying crew came through the forests and put the crossing of the River Huron nearly a mile north of Woodruff's Grove. Judge Augustus Brevort Woodward bought 562 acres in 1825 from Gabriel Godfroy and combined a small portion of these acres with those of John Stewart and William Webb Harwood. This formed the Original Plat for the Village which Judge A. B. Woodward named Ypsilanti, honoring the Greek patriot, Demetrius Ypsilanti.

The first lot sold in the new Village was #110, the buyer was Johnathan Morton who promptly built a store on the lot.

During 1825, a meeting was held in Ann Arbor to select representatives and county officials. The Erie Canal opened in October, bringing more settlers to Ohio and Indiana than to the Michigan Territory. In December, a fire destroyed the Schoolhouse in Woodruff's Grove, causing desertion of that small settlement.

The Village of Ypsilanti incorporated June 29, 1832 with John Gilbert as the first President. The population was about 600.

In 1835 the Military Road from Detroit to Chicago was declared open. More than 100 years later, no one was certain how to get into Chicago. The tax roll for the Village listed 121 tax payers with the largest tax being $86.50.

In January of 1837 Michigan was admitted to the Union as a free state, and the United States government ordered the removal of the Indians from the states west of the Appalachians and also Michigan.

On February 8, 1838 the railroad from Detroit reached Ypsilanti. On July 3 of that year St. Luke's Episcopal Church was dedicated. The town's first newspaper, the "Ypsilanti Republican" was published by John W. Wallace.

In 1842, Dr. T. M. Town built his brick house at 102 S. Washington. The first Negro families came to Ypsilanti and included Robert Morton, Henry Johnson and possibly George McCoy.

On March 24, 1845, the State Legislature passed an Act incorporating the Ypsilanti Seminary and authorizing Lyman H. Moore and William A. Moore to establish and continue a Seminary of Learning. On March 28, 1849, the Legislature approved an Act that a teacher training school be established in or near some village in the state. Several communities including Jackson, Marshall, Niles and Ypsilanti offered sites for the school. Ypsilanti also pledged to raise the money to construct a building and pay the salary of the Principal for 5 years. Ypsilanti's offer was accepted.

On March 28, 1851 a great fire destroyed 14 stores, the lumber yard of Gilman Davis, a wagon shop and all the structures on the north side of old Congress Street between Washington and Huron. It was Ypsilanti's greatest disaster.

The first class graduated from the Seminary, said to be the second graded high school in the state, in June 1852. The first building for the Normal School was dedicated on October 5, 1852 with A. S. Welch as Principal.

In 1854, the African Methodist Episcopal Church was organized with 12 members including Jesse Stewart and his wife Isa, Eliza Johnson and Washington York.

In November 1857, East Ypsilanti established on the east side of the Huron River. On February 2, 1958, the State Legislature approved a City Charter for both villages, Ypsilanti and East Ypsilanti, providing they become one city. After considerable debate, the two villages united and became the City of Ypsilanti. The first Mayor, Chauncey Joslin, estimated the total population of the united City to be at least 5,000.

On January 7, 1859, Horace Greeley lectured at the Seminary on the subject "Great Men". On March 29 the Seminary burned and on October 28 the original Normal School building burned.

Twelve platted real estate additions were made to the City during this decade.

Dr. Helen McAndrew, the first woman physician in Washtenaw County, built a hospital-sanatarium at 105 S. Huron, one of Ypsilanti's octagon houses.

On April 22, 1861, a Company of young men Volunteers were mustered into the Armed Forces following President Lincoln's call for men when the War Between the States began.

On September 5, 1866, the train stopped at the railway station with President Johnson standing on the back platform with General Grant and Admiral Farragut at his side.

In November of 1870, the Lake Shore and Michigan Railroad began operations from Ypsilanti to Manchester.

At the beginning of the 1860s, two brick mansions were built on N. Huron Street, the D. L. Quirk at 304 and the home of his friend, Asa Dow at 220 N. Huron. Both structures are now owned by the City. The Highland Cemetery Association was formed and the Cemetery opened for burials in 1864.

In spite of the national money panic September 20, 1873, the City continued to grow. The City Charter was revised, the name of the Seminary was changed to High School in

1873, and that building burned in 1877 and was rebuilt in 1879. That year saw the construction of the largest brick structure in downtown Ypsilanti. Joseph Sanders and others constructed the three story brick building housing 7 retail stores at the northwest corner of Michigan Avenue and Washington Street.

The 1880s saw continued activity. Edward D. McPherson began the manufacturing of threshing machines, several mineral wells were put in operation and the Occidental Hotel on N. Huron Street was opened as a health spa. The first telephone company was organized by local men.

In 1883, the GAR Carpenter Post #180 was organized and acquired the brick building at 110 Pearl Street. North Huron and a portion of South Huron were paved with a special large block in 1886.

In 1887, the Savings Bank building was built as was a two story brick structure on the northeast corner of Michigan Avenue and Adams Street. In 1980 the Water Tower was completed and water pumped into its storage tank. On January 9 of that decade, the first trip was made on the "Steam Line" between Ypsilanti and Ann Arbor by way of Packard Road. The Michigan Central Railroad began the custom of giving a floral buoquet to each lade in the many passenger trains as they stopped in Ypsilanti. The Ypsilanti Building and Loan Association was organized on February 13, 1891.

On April 12, 1893 occurred the second greatest disaster to hit Ypsilanti in the 19th century, the cyclone-tornado which destroyed several homes, places of business in the downtown area and did extensive damage to many buildings. The City recovered, people rebuilt and on August 15, 1895, the Reunion of the 4th Michigan Cavalry was held in Ypsilanti.

In 1896 the "Steam Motor Line" as changed over to electric power and that same year, the local D.A.R. chapter was formed. In 1898 Co. G 31st of Michigan left Ypsilanti for service in the Spanish-American war and the electric car line to Detroit began passanger service. That was the year the Peninsular Paper Mill on the north side of the river burned. The company's contract with the Chicago Tribune required them to have two mills so fire could not disrupt production.

In April 1899, the Michigan Central Railroad began to double track from Detroit to Chicago. The City Council voted for removal of the sheds or the wooden awnings in front of the stores on the north side of old Congress Street between Huron and Washington Streets. On November 3, 1899, an anit-shed group wrecked and tore down the wooden awnings.

Study of Historical Plats and Maps

Maps indicating the original plat of Ypsilanti, the first Village limits and the first City limits were studied by the Committee in order to become familiar with the pattern of the city's early development.

Preliminary Selection of Boundary Line of Proposed Historic District

Following this study of maps, a preliminary boundary line was drawn in an area roughly bounded by Clark Road on the north, Grove Street on the east, Harriet Street on the south, and Normal Street on the west. This area encompasses the sections of the town which were fairly well developed by the turn of the century and which therefore contain the structures and other landmarks on which the study was to concentrate.

Survey of Significant Structures and Other Landmarks Within and Beyond the Preliminary Boundary Line

There followed a building-by-building survey of the area and a preliminary listing of approximately 220 significant structures and other landmarks.

Historical Criteria for the Selection of Architecturally Significant Nineteenth Century Structures in the City of Ypsilanti

1. - The War of 1812 had done much to complete the division of Britain and America. The burning of the Capitol and the White House by the British had made the new nation conscious of its need to think and act for itself. That

need logically rejected British divine right culture and Georgian architecture in favor of Greek democratic ideals and the simplicity of Greek architectural forms.

In addition, the heroic struggles of Greece during her wars of independence profoundly influenced American attitudes and culture as reflected in the names given to the then newly founded American towns of Athens, Troy, Ithaca and Ypsilanti.

Although Thomas Jefferson and Benjamin Latrobe had previously set the classic stage, it remained for the Philadelphia architects Mills, Strickland, Haviland and Walter as well as the Builders' Handbooks of Lafever and Benjamin to raise the curtain on the Greek Revival Style which was "revival" in its classic detail vocabulary but otherwise typically American.

2. - In the second quarter of the nineteenth century, Ypsilanti was truly "to the manner born" and while busily engaged in replacing log cabins with well designed Greek Revival structures, it was at the same time advancing economically and culturally into the "ante bellum" decade.

3. - During the "post bellum" third quarter of the nineteenth century a more affluent America began to pose the question: if the beauty of architecture comes from the inspiration of past style, why stop at the Greek? With more and more Americans making "The Grand Tour" and with the growing awareness of older cultures, it is not surprising that other derivative architectural styles began to assume ascendancy in public favor, including the Gothic Revival Style, the Tuscan Revival Style, the Italiante Style, the Italiante Villa Style and the Egyptian Style.

4. - The fourth quarter of the nineteenth century, while still influenced by the derivative styles,

witnessed the rapid expansion of American Industrial and Commercial Architecture wherein form began to follow function. Meanwhile, residential architecture, partially due to the introduction of machine tools. drifted into those controversial eclectic and composite styles variously referred to as Victorian, Queen Anne, French Accent, Romanesque Revival and Colonial Revival.

Members of this Committee, using the above Historical Criteria, conducted a building-by-building visual and photographic survey of approximately two hundred Architecturally Significant Nineteenth Century Structures in the City of Ypsilanti. (See photographs elsewhere in this Report.)

The selected Historic District Boundary, described in the proposed Historic District Ordinance in this Report, was adjusted to include the greatest possible number of these significant structures.

Final Selection of Boundary Line of Proposed Historic District

With the list of significant structures and other landmarks as a guide to indicate the location of the heaviest concentration of such structures, and with the intent to outline a district as compact as possible, the final boundary line of the proposed Historic District was drawn.

City of Ypsilanti

Louis S. White, City Historian

From the Detroit Gazette of July 26, 1825:

"TO THE PUBLIC: I offer for sale the following property in the Territory of Michigan. Between seven and eight hundred acres of land situated on both sides of the River Huron, commonly called the River Huron below, and lying in the County of Washtenaw. The great road from the City of Detroit to Chicago, Illinois and Mississippi passes through both these tracts.

"I have, for some time, been planning a town on these tracts under the name of Ypsilanti in honour of one of the generals distinguished for his services in the cause of Grecian liberty.

"It is situated in a high and healthy country with an atmosphere pecularly pure, aromatic and salubrious and is accommodated with a good navigation extending almost from Lake Erie to Lake Michigan. It also contains elegant positions for mills with abundance of water. The quantity of meadow land, and that of the very first quality, is also considerable.

"The terms on which the foregoing property is offered for sale are the following:

"The lots in the Town of Ypsilanti, when laid out and recorded agreeably to law, averaging sixty feet of front by one hundred and eighty feet of depth, at thirty dollars a piece. The out-lots of the same are ten to fifty dollars an acre, varying with proximity to the center and the quality of the land.

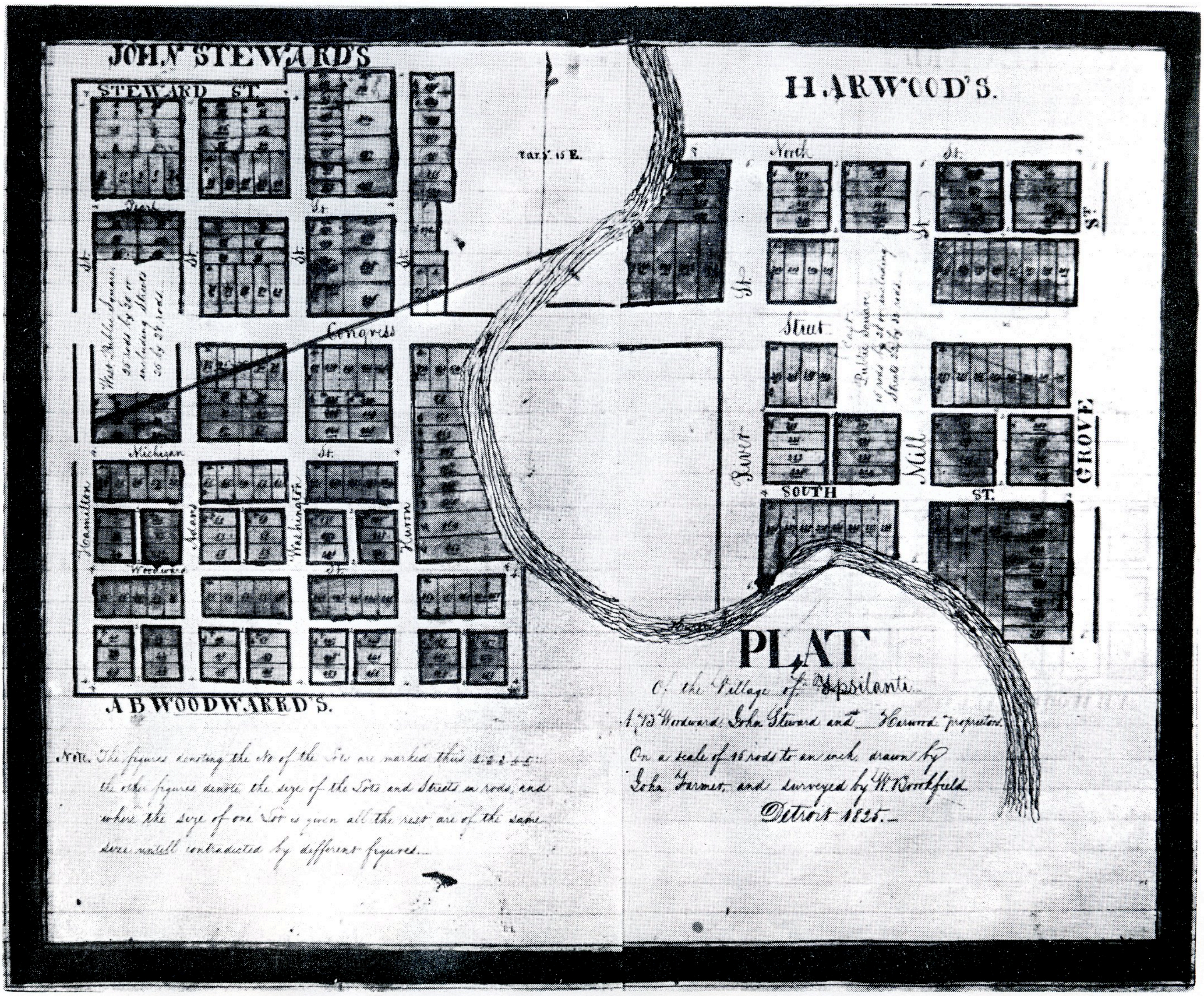
"The main mill site at Ypsilanti at one thousand dollars.

"A. B. WOODWARD.

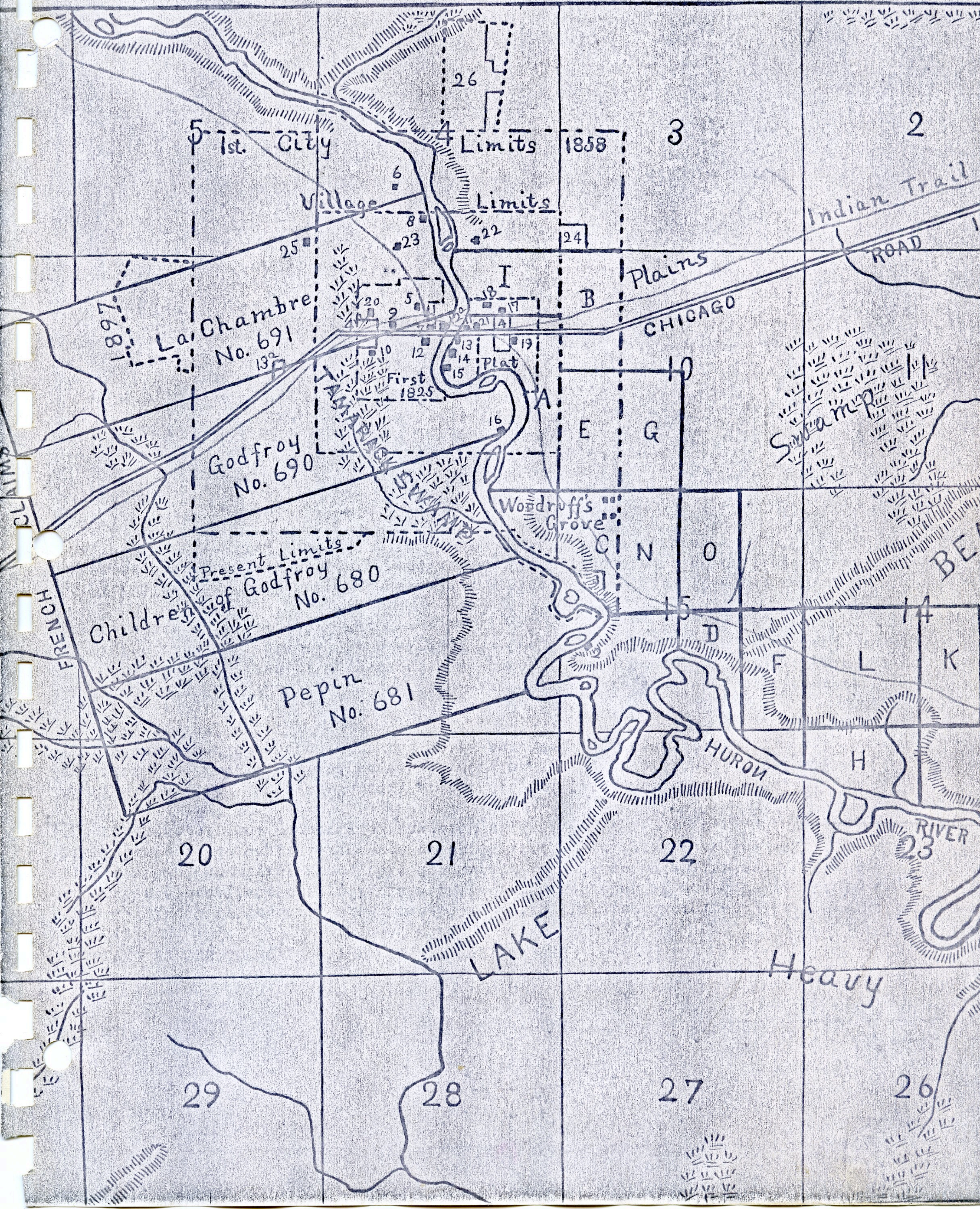
"City of Detroit, Thursday. July 14, 1825."

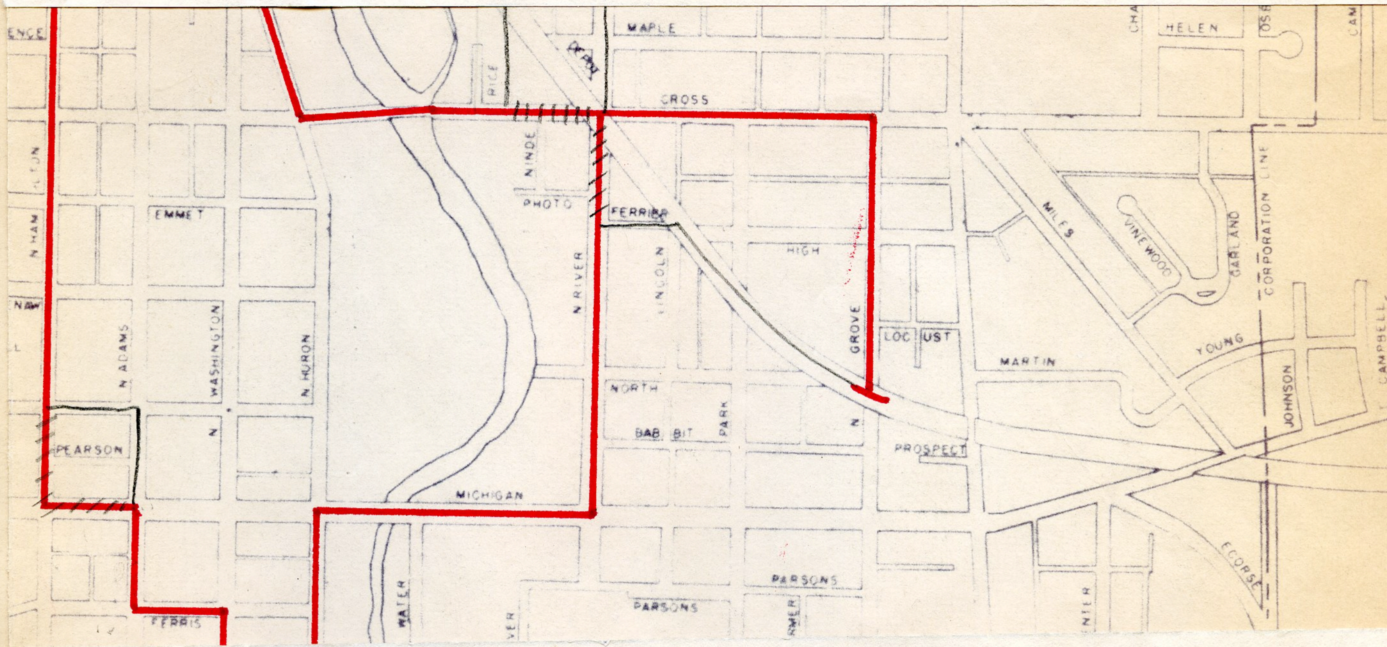
ORIGINAL PLAT OF VILLAGE OF YPSILANTI

From records of Register of Deeds, Wayne County, Michigan


JOHN STEWARD'S
STEWARD ST.
HARWOOD'S
North
St.
Pearl
St.
Congress
Street
West Public Square
East Public Square
Michigan
St.
Woodward
St.
Hamilton
Adams
Washington
Huron
River
St.
Mill
GROVE
St.
SOUTH
ST.
A B WOODWARRD'S.
PLAT
Of the Village of Ypsilanti
A. B. Woodward, John Steward and Harwood proprietors
On a scale of 16 rods to an inch drawn by John Farmer and surveyed by W. Brookfield
Detroit 1825.
Note. The figures denoting the No of the Lots are marked thus 1.2.3.4.5.
the other figures denote the size of the Lots and Streets in rods, and
where the size of one Lot is given all the rest are of the same
size untill contradicted by different figures.

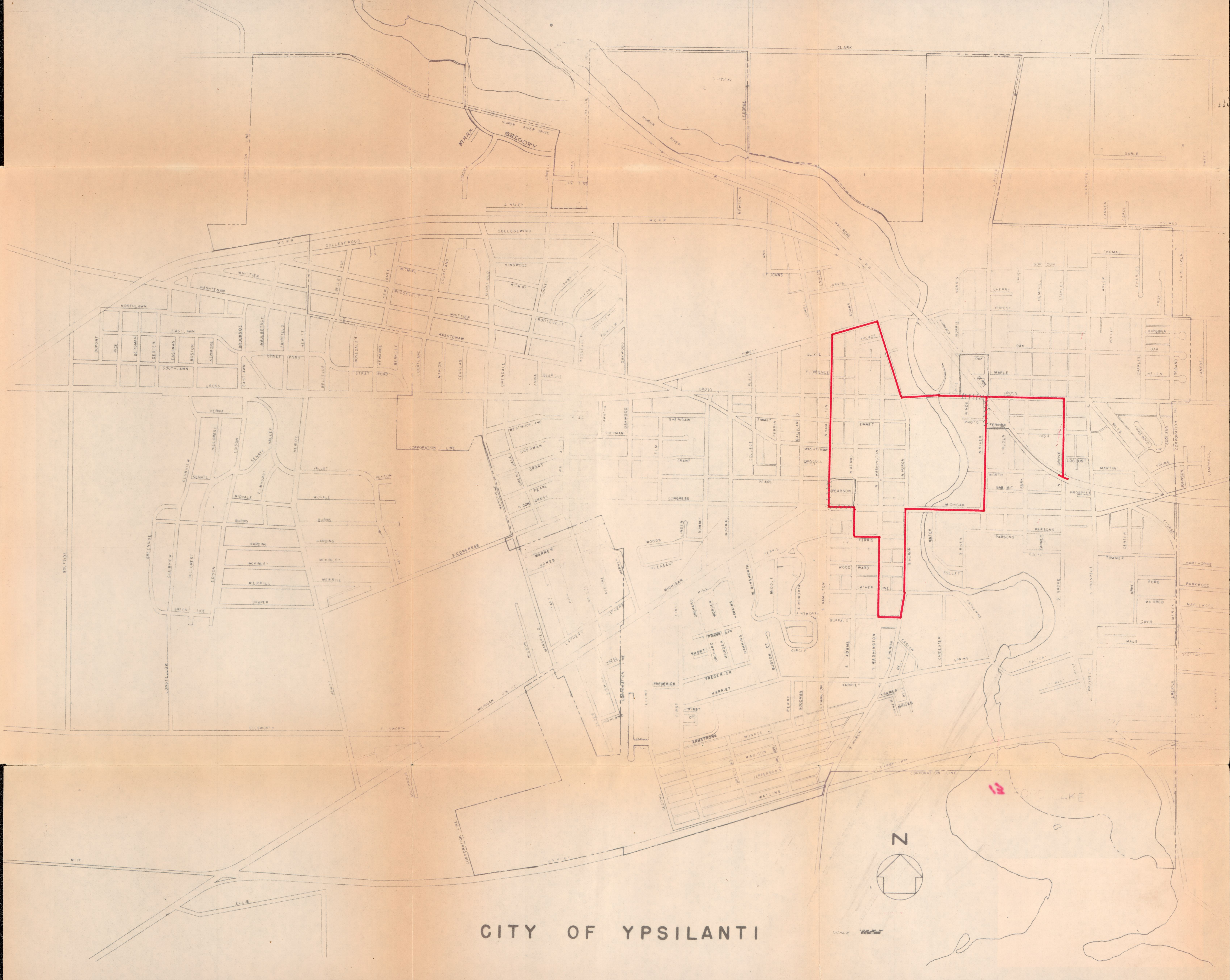
YPSILANTI.


5
4
3
2
1st. City Limits 1858
26
6
Village Limits
8
23
22
24
25
Indian Trail
ROAD
Plains
CHICAGO
I
B
18
17
20
5
9
4
7
21
19
10
12
13
14
15
First 1825
Plat
A
16
1897
La Chambre No. 691
13a
Godfroy No. 690
TAMARACK SWAMP
10
E
G
Swamp
11
Woodruff's Grove
C
N
O
Present Limits
Children of Godfroy No. 680
FRENCH CLAIMS
15
D
14
F
L
K
Pepin No. 681
HURON
H
RIVER
20
21
22
23
LAKE
Heavy
29
28
27
26


MAPLE
HELEN
CROSS
RICE
NINDE
PHOTO
FERRIS
EMMET
HIGH
MILES
VINEWOOD
GARLAND
CORPORATION LINE
N RIVER
LINCOLN
N ADAMS
WASHINGTON
N HURON
GROVE
LOCUST
MARTIN
YOUNG
JOHNSON
CAMPBELL
NORTH
BABBIT
PARK
PEARSON
PROSPECT
MICHIGAN
ECORSE
PARSONS
PARSONS
FERRIS
WATER

HISTORIC DISTRICT

showing its relationship to entire area of the City of Ypsilanti and including all properties within the District and all properties on both sides of streets which bound the District and both sides of the extension of E. Cross and N. Grove.


CLARK
HURON RIVER DRIVE
MARK
GREGORY
HURON RIVER
LEFORGE
SABLE
ANSLEY
M C R R
COLLEGEWOOD
WHITTIER
WASHTENAW
NORTHLAWN
EASTLAWN
SOUTHLAWN
DUPONT
RICE
BERGMAN
DEXTER
EASTMAN
BOSTON
KENWOOD
BROOKSIDE
FAIRFIELD
HEWITT
STRATFORD
BELLEVUE
ROSEDALE
KEWANEE
BERKELEY
WITMIRE
ROOSEVELT
KINGWOOD
CROSS
VERNA
HILLCREST
EDISON
SENATE
VALLEY
BURNS
HARDING
McKINLEY
MERRILL
DRAPER
GREENSIDE
LONGFELLOW
CORPORATION LINE
S CONGRESS
SHERMAN
GRANT
PEARL
CONGRESS
SHERIDAN
EMMET
WARNER
JONES
ELLSWORTH
MICHIGAN
FREDERICK
HARRIET
ARMSTRONG
MONROE
MADISON
JEFFERSON
WATLING
FRANKLIN
SHORT
WOODS
PLEASANT
AINSWORTH
MIDDLE
CIRCLE
BURTON CT
BUFFALO
S ADAMS
S WASHINGTON
S HURON
N ADAMS
N WASHINGTON
N HURON
PEARSON
FERRIS
WOODWARD
FOREST
CHERRY
GORDON
THOMAS
OAK
MAPLE
VIRGINIA
HELEN
PHOTO
N RIVER
HIGH
LOCUST
MARTIN
NORTH
PROSPECT
PARSONS
CATHERINE
FOLLETT
TOWNER
FORD
MILDRED
MAUS
HAWTHORNE
PARKWOOD
ELLIS
M-17
N
FORD LAKE
13
SCALE

CITY OF YPSILANTI

HISTORIC DISTRICT

showing its relationship to entire area of the City of Ypsilanti and including all properties within the District and all properties on both sides of streets which bound the District and both sides of the extension of E. Cross and N. Grove.

13

The following section contains approximately 185 photographs of significant structures in the proposed Historic District. The practicalities of time and money did not permit the photographing and listing of every historic structure in the District. Those included here were identified and photographed in order to aid the Committee in the selection of the boundary line of the Historic District by pointing out the heaviest concentration of such structures. They are not the only structures in the District worthy of preservation. Dozens of other buildings are of equal importance because of their contribution to the "streetscape" and to the character of the District as a whole.

101 North Hamilton

Home of James L. Dennison, a miller, b. 1833 - d. 1914

109 North Hamilton

In 1894, the home of J. E. O'Brien

114 North Hamilton

207 North Hamilton

Home of John W. Van Cleve, who came to Ypsilanti in 1837 and was the builder of the first paper mill

213 North Hamilton

In 1894, the home of E. P. Allen, an attorney

220 North Hamilton

302 North Hamilton

In 1894, the home of
W. D. McCormick

419 North Hamilton

In 1894, the home of
Madison Parsons, gatekeeper at Michigan
Central Railroad

Destroyed
1977

508 North Hamilton

512 North Hamilton

In 1894, the home of
Samuel and Herbert Hand
(father and son),
carpenters - Herbert,
b. 1855, d. 1915, was
the father of
Howard Hand

15 South Adams

In 1894, the home of
John Read, b. 1826 in
Reading, Conn. -
d. June 30, 1902 in
Ypsilanti

15-17 North Adams

In 1894, the home of Domenico Pasterinein, who had a fruit business at 15 N. Huron - from 1898 to 1905 the home of Fred Hixon

103 North Adams

Built between 1856 and 1859 by Abel Millington, physician, Ypsilanti Township Supervisor - sold to Charles E. King On Mar. 17, 1866

Calendar 1977

105 North Adams

106 North Adams

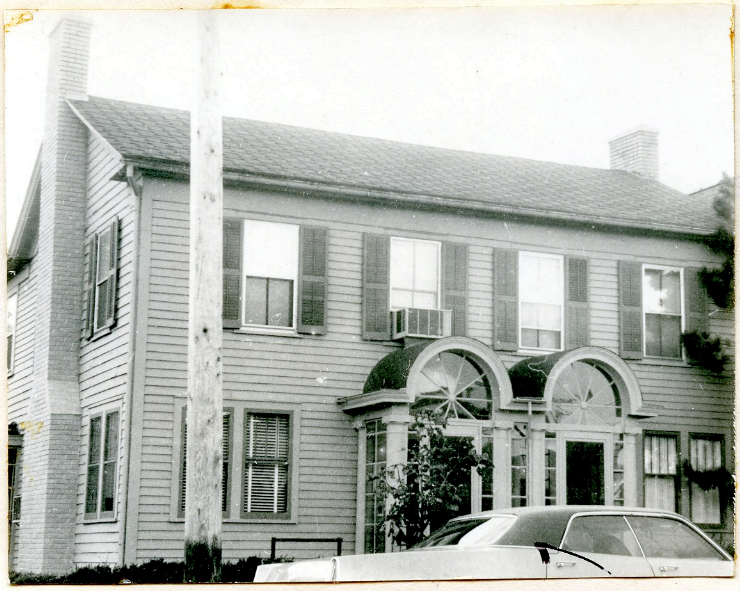
Built 1892 - home of Dr. Thomas Shaw, who graduated from the University of Michigan Medical School in 1870

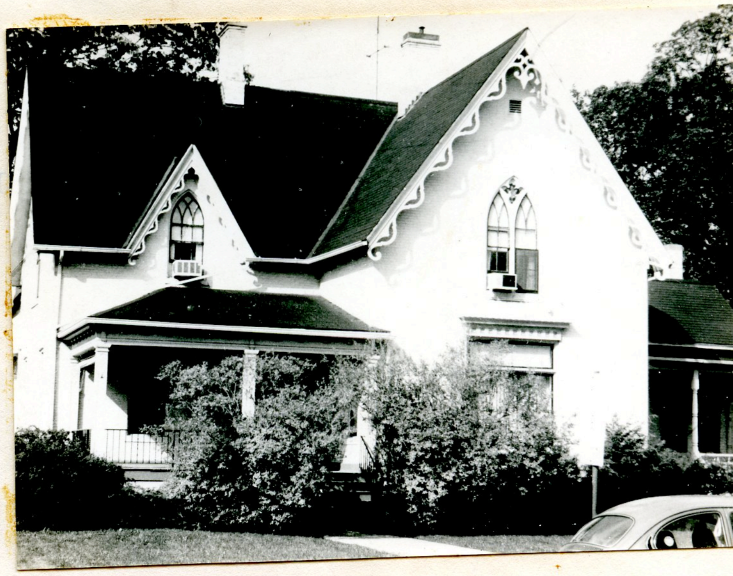
Marker 1976
Calendar 1978

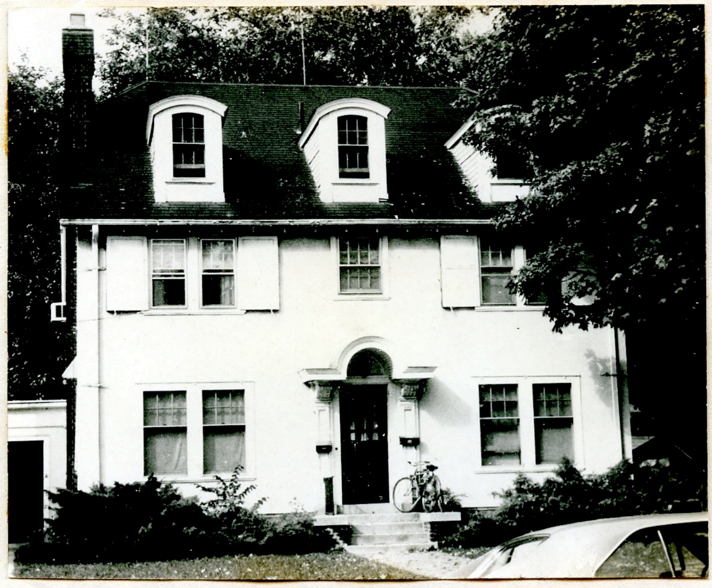
111 North Adams

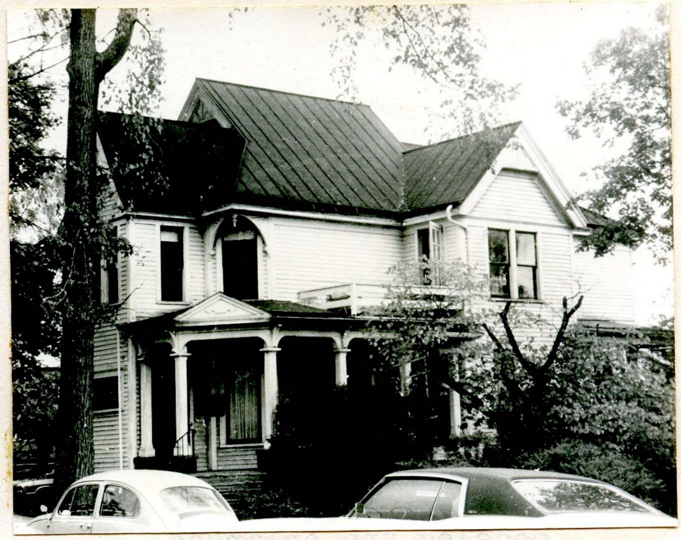
In 1901, the home of William J. Clarke

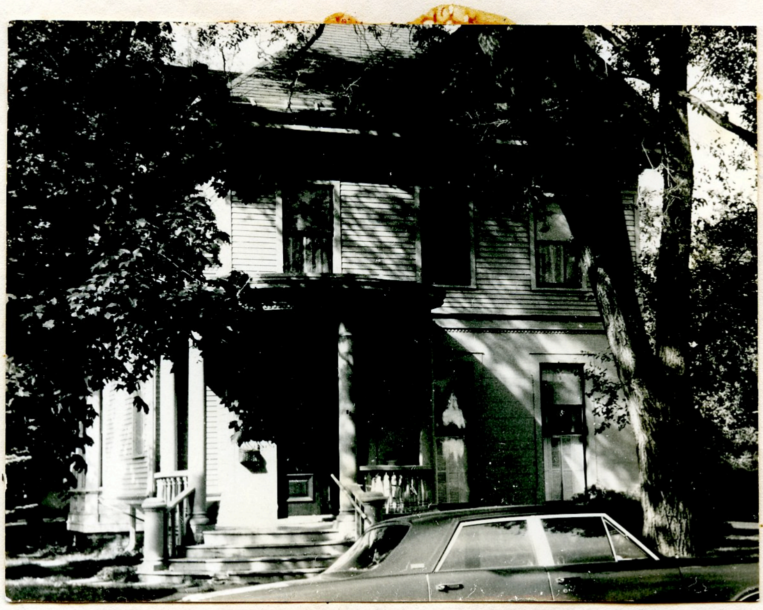
archives -
nothing











Carriage house at rear of
120 North Adams

126 North Adams

Home of I. N. Conklin, president of the First National Bank and supervisor of gas works

Calendar 1979

214 North Adams
Congregational Church

The first church, a simple brick structure was built in 1883 - in apple orchard south of it horses were tethered during services - 1898-99 building was remodeled and enlarged, dedicated June 25, 1899

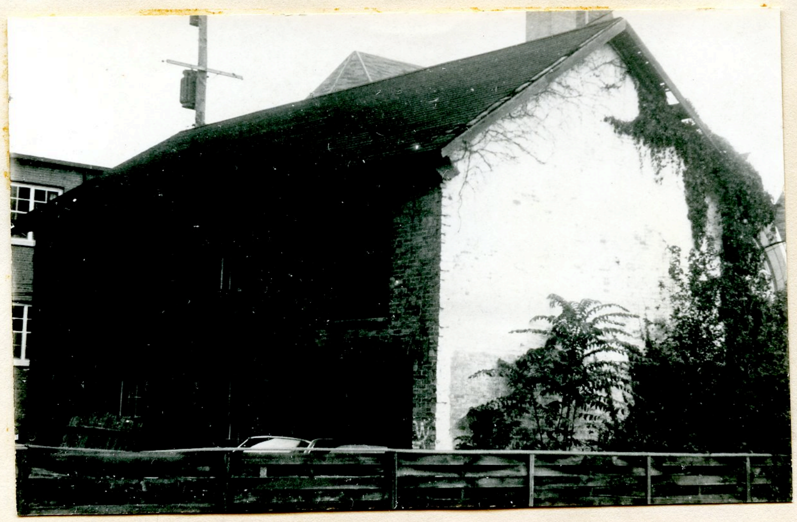
Calendar 1977

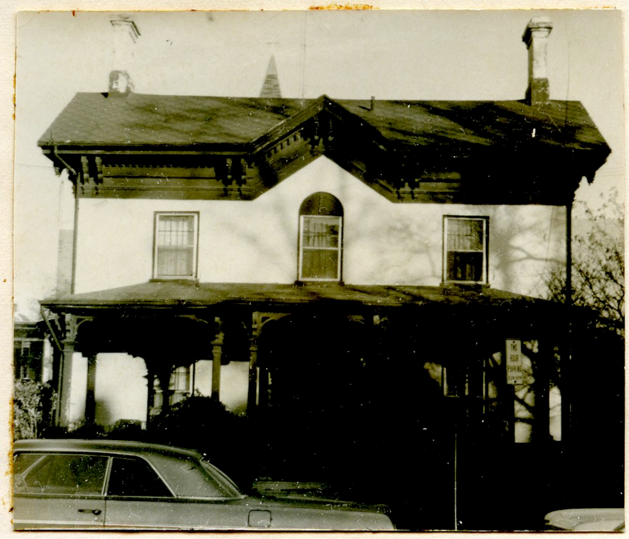
306 North Adams

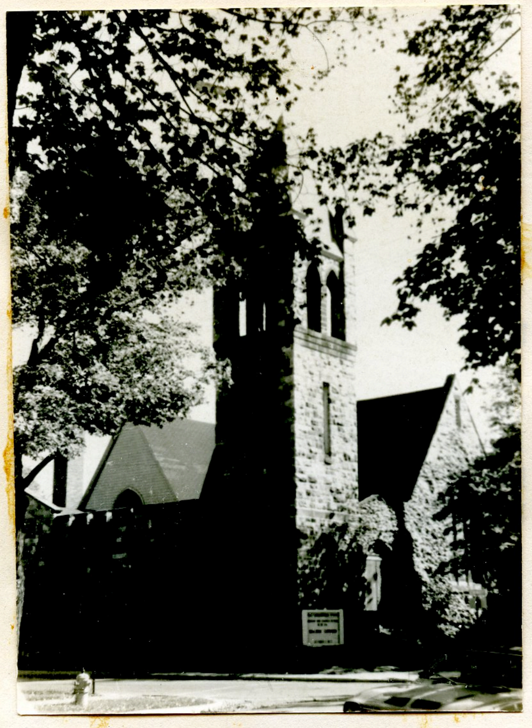
Home of Charles Porter Ferrier (son of Philo Ferrier), Secretary and Treasurer of Ypsilanti Machine Works

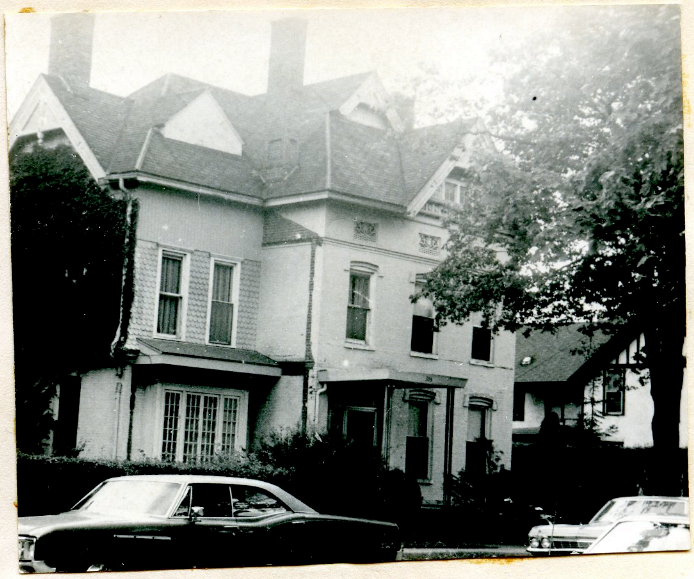
307 North Adams

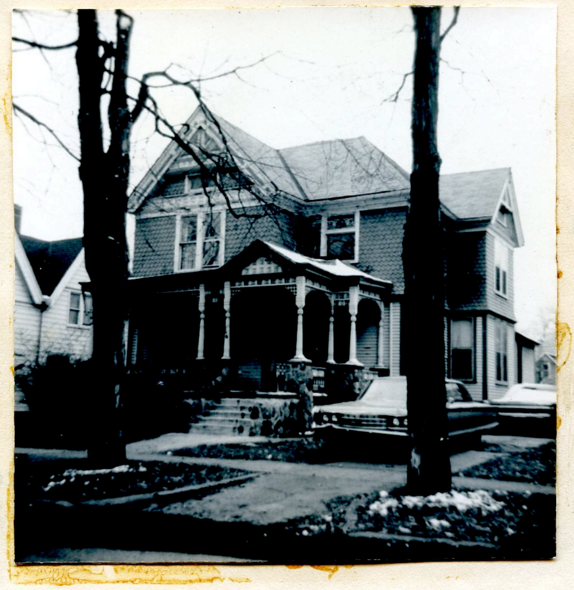
309 North Adams

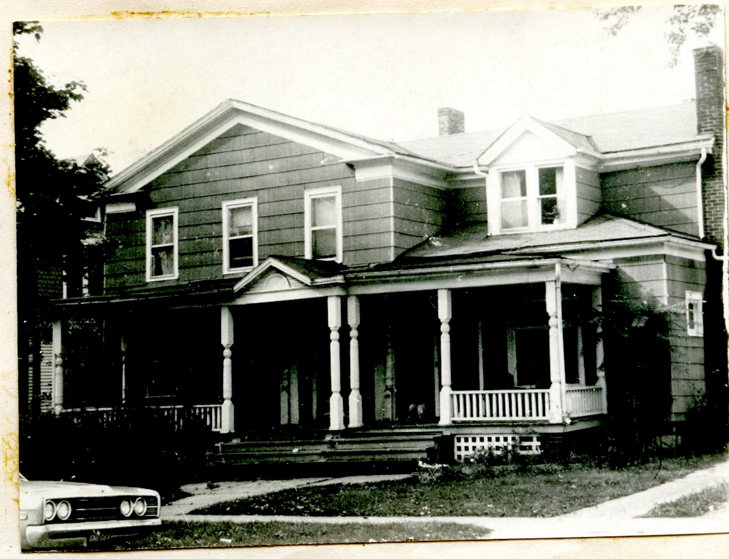












310 North Adams

409 North Adams

Marker 1979

Calendar 1980

Barn at rear of
409 North Adams

destroyed
1976

513 North Adams

Home of Othniel Gordon
LaRue, who came from
New York in 1860 -
b. 1811, d. 1893

411 North Adams

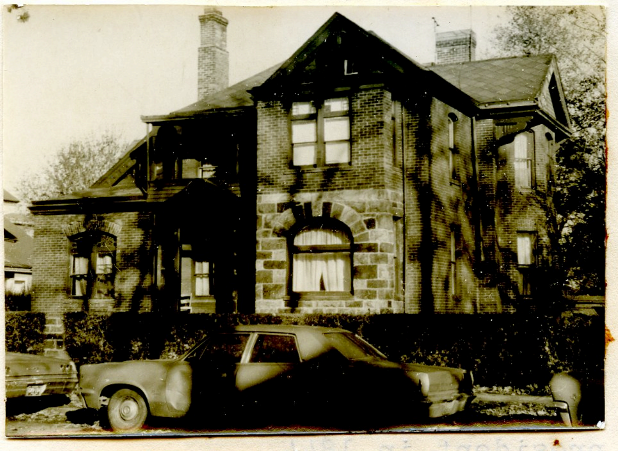
Marker

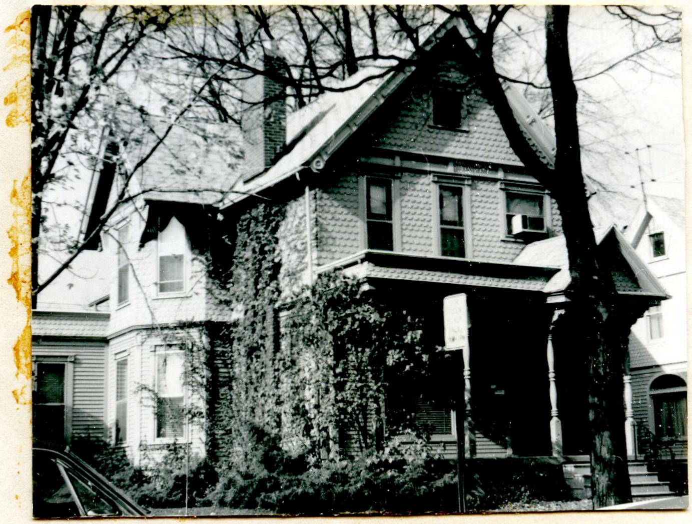
5-11 South Washington

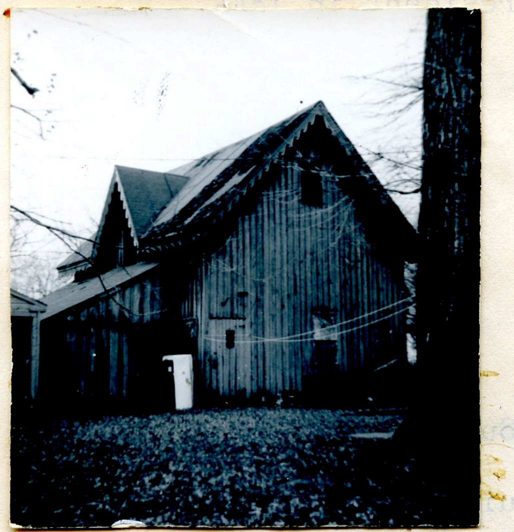
5 - In 1894, W. G. Martin
7 - 1865-1946, Ulysses S.
Knisley, millwright
9 - 1855-1916, Seth D. Pew,
cigar manufacturer
11 - In 1894, Edward D. Clarke

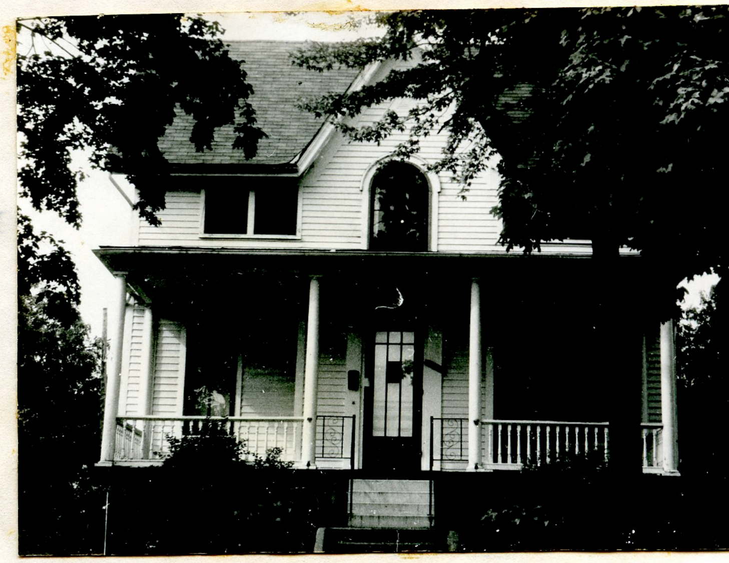
516 North Adams

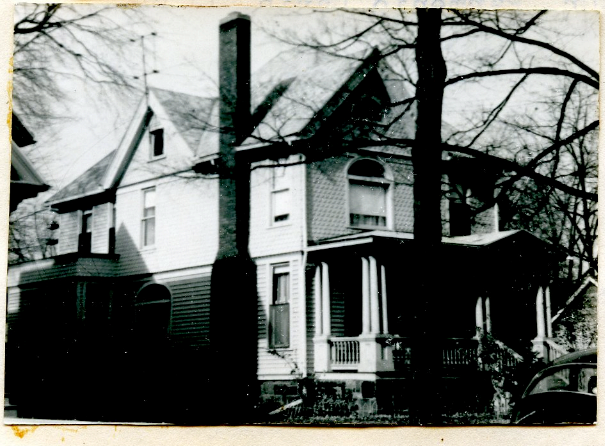
In 1894, the home of
A. A. Herriman

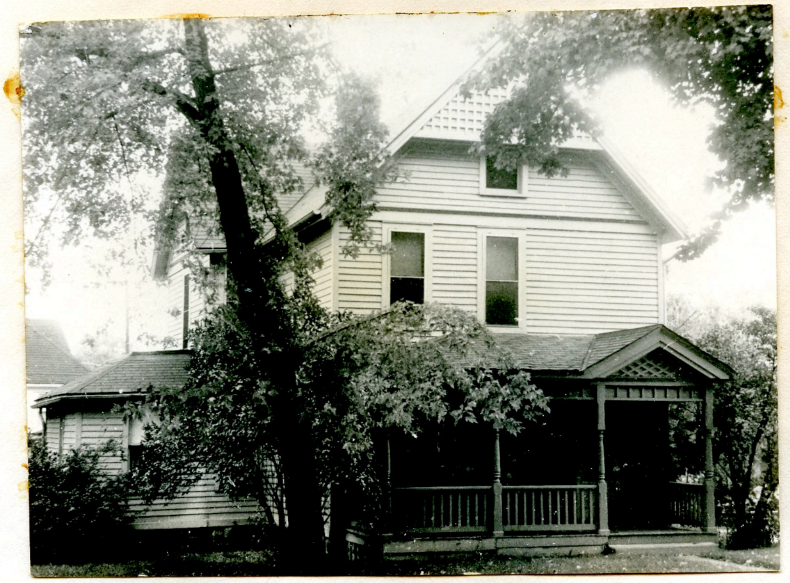


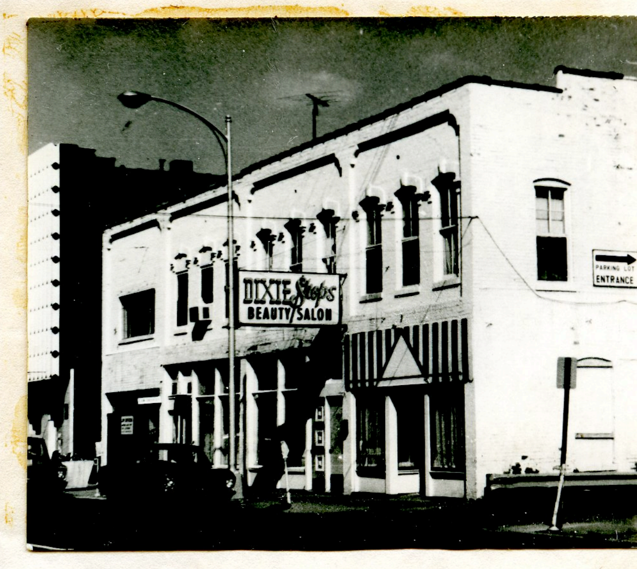











DIXIE Steps
BEAUTY SALON
PARKING LOT
ENTRANCE

16 South Washington

In 1894, the home of
Archibald Frazer,
physician

destroyed

102 South Washington

In 1840, the home of
Thomas and Lydia Towne,
who built the house -
Dr. Towne was village
president in 1844

porch removed 1976

106 South Washington

In 1878, the home of
Philo Sherwood

House of Month
July 1977

Calendar 1980

112 South Washington

Built in 1845 by
Dr. Parmenio Davis,
physician - designed
by Detroit architect
James Curtis

Marker 1976

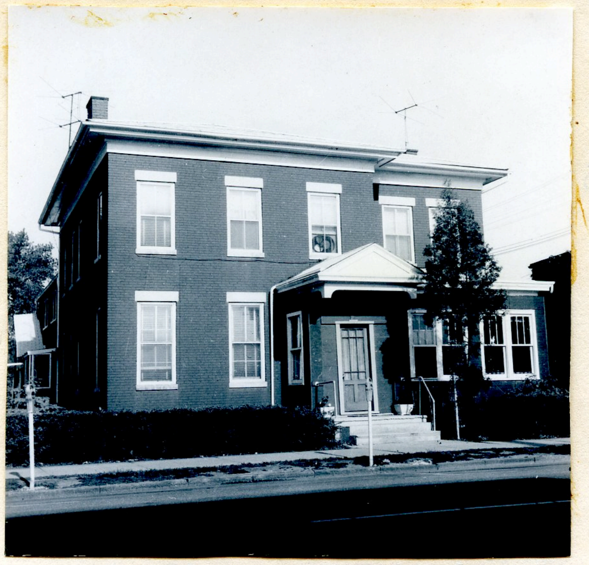
113 South Washington

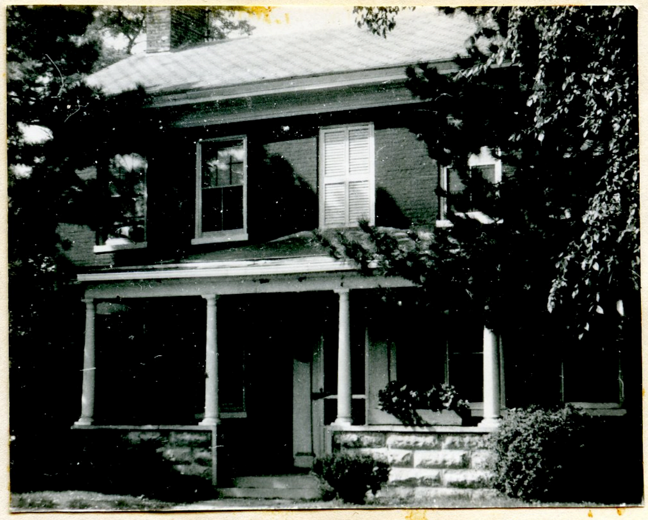
Home of James Finley
Seeley, b. 1819, d. 1896

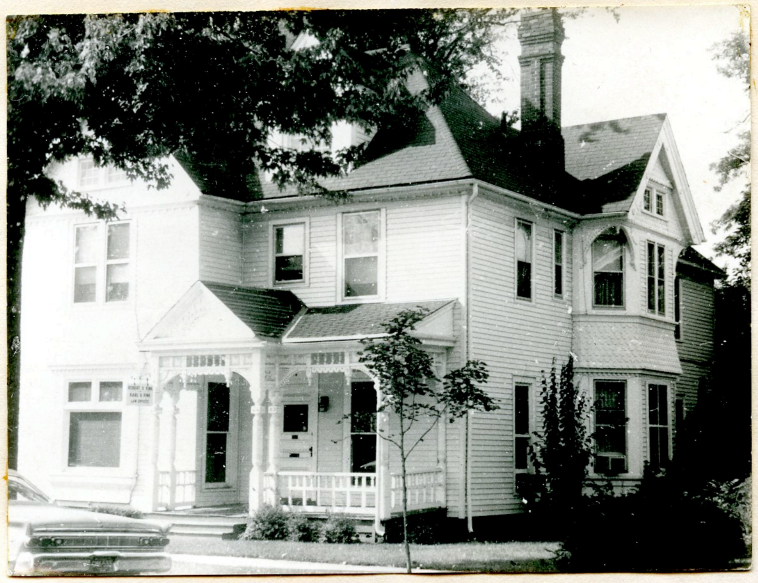
118 South Washington

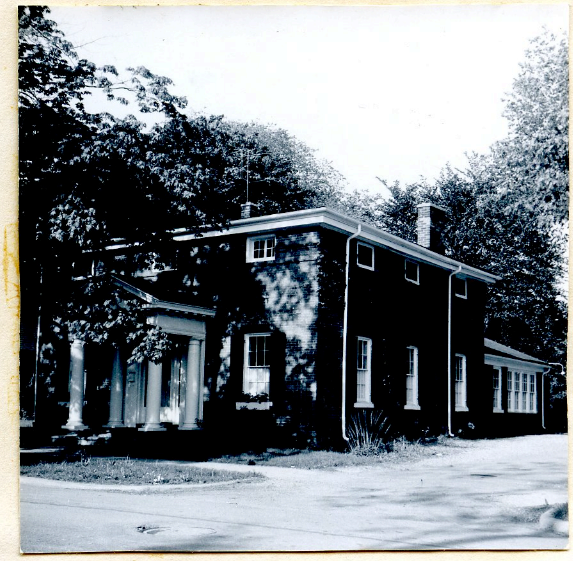
Believed built by Dr.
Parmenio Davis about 1850 -
sold in 1892 to Charles W.
Glover who spent $32,000
enlarging it - sold to
Frederick A. Beall in 1914
and to Irving Dixon in 1946

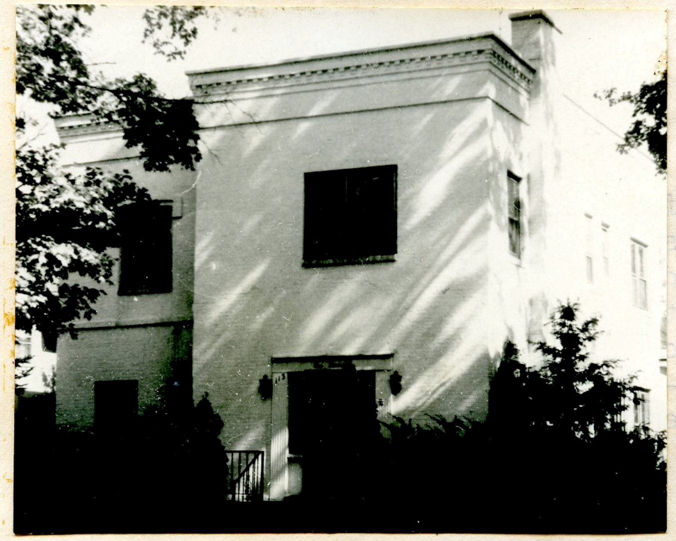
Calendar 1976

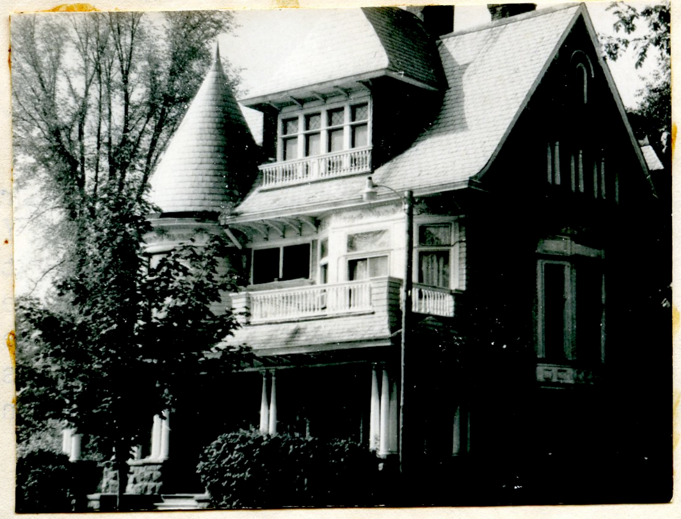












119 South Washington

Home of Frederick H. Pease, b. 1839, d. 1909, who came to Ypsilanti in 1859 as Professor of Music at the Normal School

Calendar 1979

206 South Washington

Originally the South Brick Schoolhouse, then a 2-story structure - after school was struck by lightning it was purchased by Dr. Parmenio Davis as a dwelling, then by William H. Payne, Principal of Ypsilanti Schools - Ladies Library Association organized here - built in 1842

Marker 1976

216 South Washington

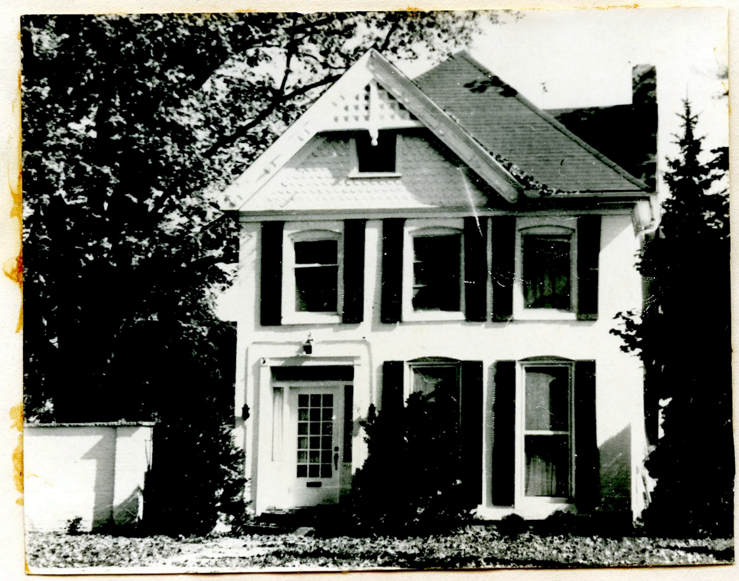
221 South Washington

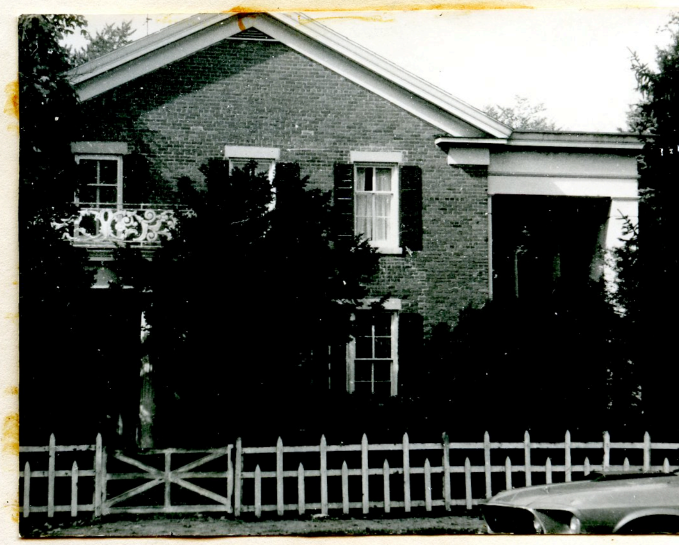
In 1860, the home of George W. Kishlar, carpenter

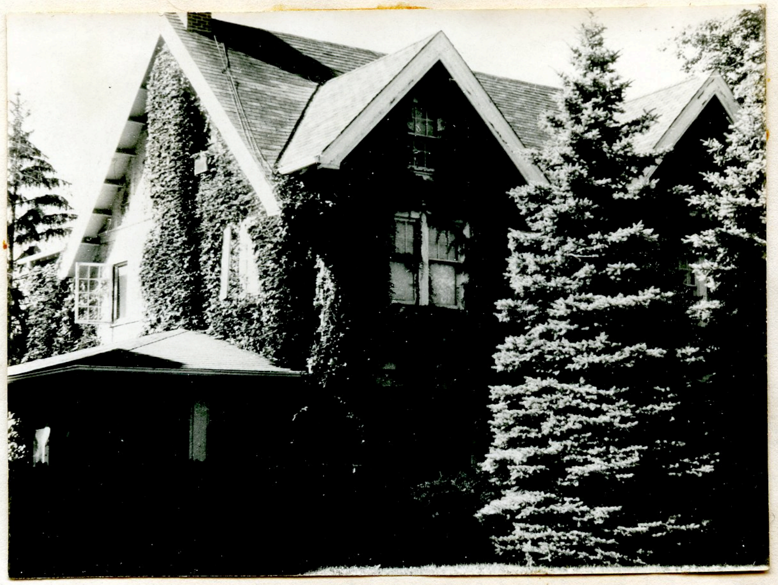
Calendar 1976
Marker

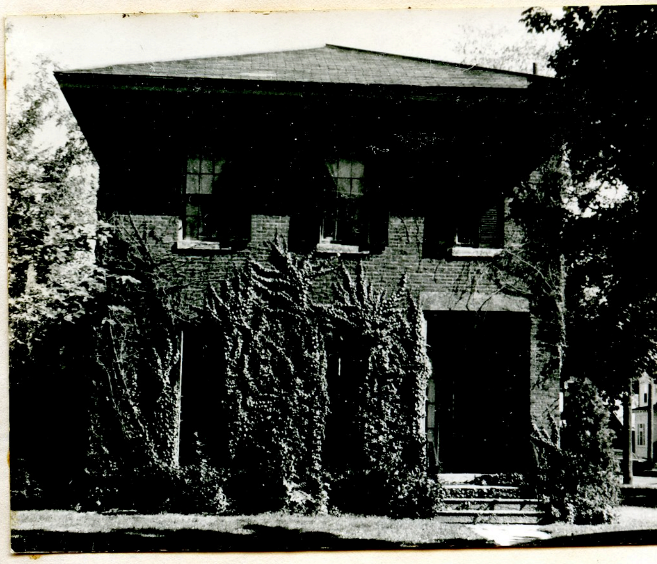
310 South Washington

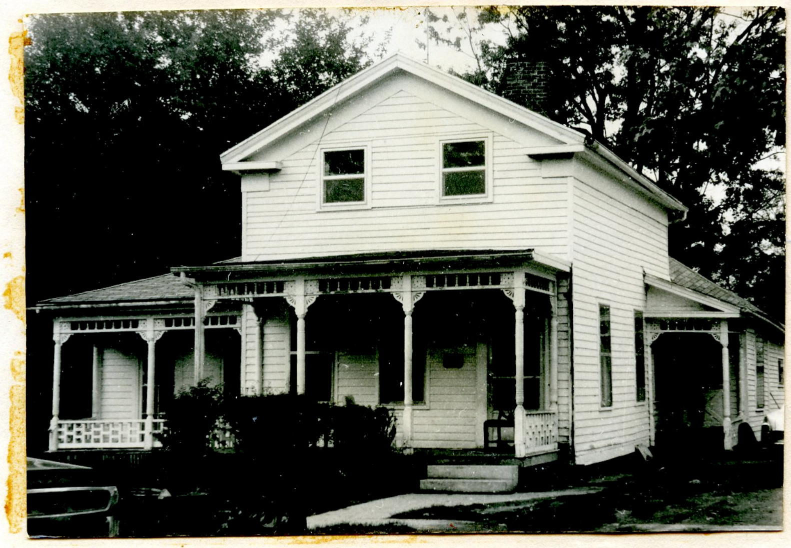
Home of Marcus Tullius Woodruff (son of Charles), Capt. of Ypsilanti Light Guard - associated with father on 'Ypsilanti Sentinel', editor of 'Cadillac Democrat', publisher of 'The Ypsilantian' begun in 1880, founded 'State Democrat' in Detroit











320 South Washington

Home of Frank Dee McKead, tinner for H. T. LeForge, b. 1863 in Brantford, Ont.

16 North Washington

In 1894, occupied by Walter P. Olcett

18-18½-20 North Washington

23 North Washington

25-27 North Washington

#25 - In 1894, occupied by George W. Loughridge, who came to Ypsilanti from Mansfield, Ohio in 1871, a marble cutter for Batchelder Brothers

#27 - In 1894, occupied by Lewis H. Bush, a drayman

137 North Washington

Originally the "White House School" - later owned by Arden Ballard

A'S
OPEN SOON

NICKY'S PLACE
CONEY ISLAND
NICKY'S PLACE
WIG'S BY JOAN
AGLA'S

HAYWARDS
Hayward's

148 North Washington

160 North Washington

169 North Washington

172 North Washington

In 1894, occupied by
Philander Stevens,
traveling agent

201 North Washington

In 1894, occupied by
Charles D. Bassett,
b. New Hampshire 1816,
d. 1898

Marker 1976
Calendar 1978

203 North Washington

Home of Charles Lowell
Stevens, vice-president
of Ypsilanti Electric Co.

ONE WAY

207 North Washington

In 1894, home of
S. M. Brokaw

217 North Washington

Home of Richard C. Dolson,
fruit grower, b. 1828 -
d. 1898

218 North Washington

Built about 1836 -
sold to Isaac Conklin in
1845, to Mrs. Elijah Grant
in 1851, to Ladies'
Literary Club in 1914 -
building in the National
Register of Historic Sites
and its description filed
in the Library of Congress -
also bears a designation
plaque from the Michigan
Historical Commission

Marker
Calendar 1977

300 North Washington
Presbyterian Church

Built in 1857 by John
Ferrier - remodeled in
1898 when the front towers
were added - the rose
window is believed to be
Tiffany glass

Marker 1976
Calendar 1979

301 North Washington

In 1894, home of
A. Minor

501 North Washington

In 1894, home of
C. D. Willcoxson

527 North Washington

533 North Washington

aluminium siding
1977

12 South Huron

Originally the old fire hall which housed the Cornwell Volunteer Fire Company, named after one of the city's first families

29 South Huron

Marker 1976

35 South Huron

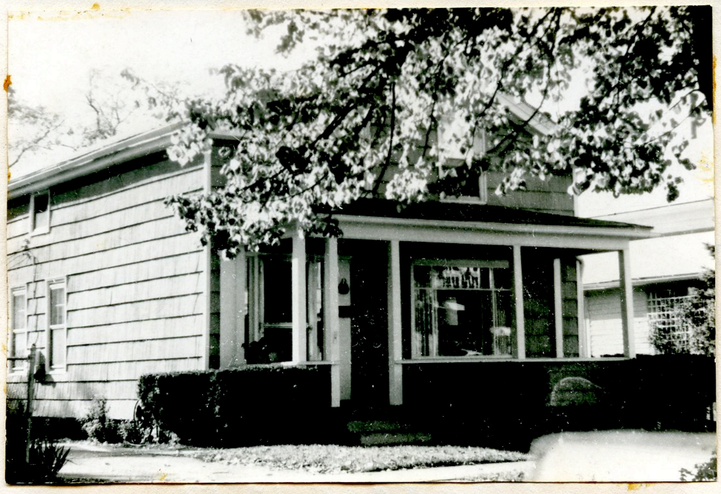
105 South Huron

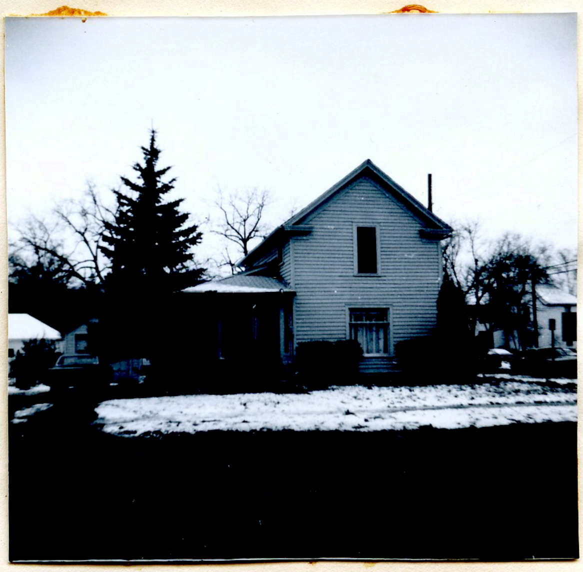
Built in 1854 - home of Helen Walker McAndrew, first woman physician in Washtenaw county - mineral bath clinic - original building exists behind additions

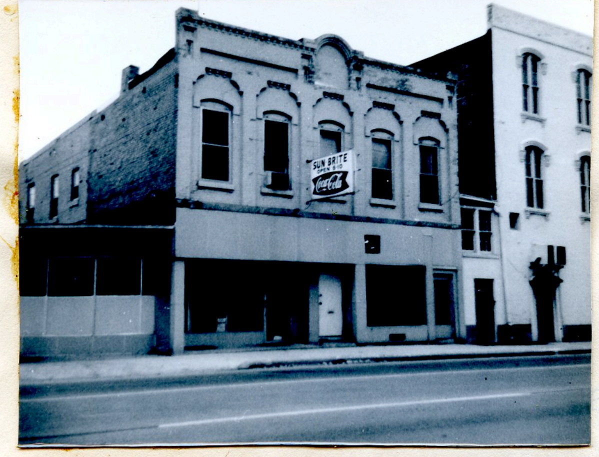
Calendar 1977

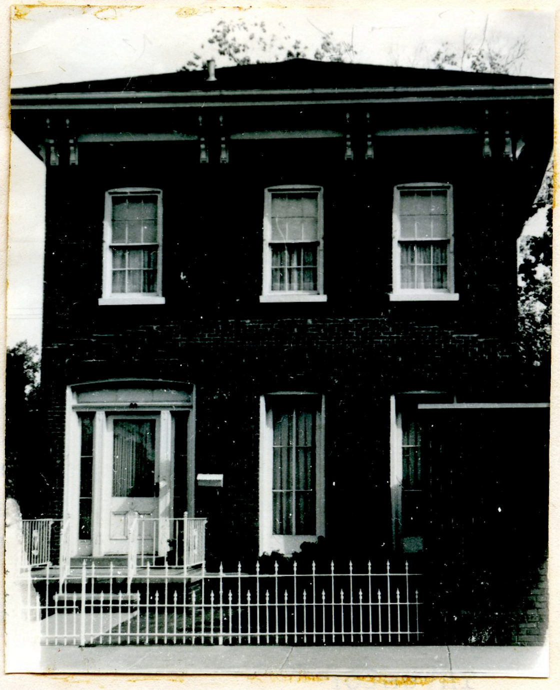
Fire Dec. 83

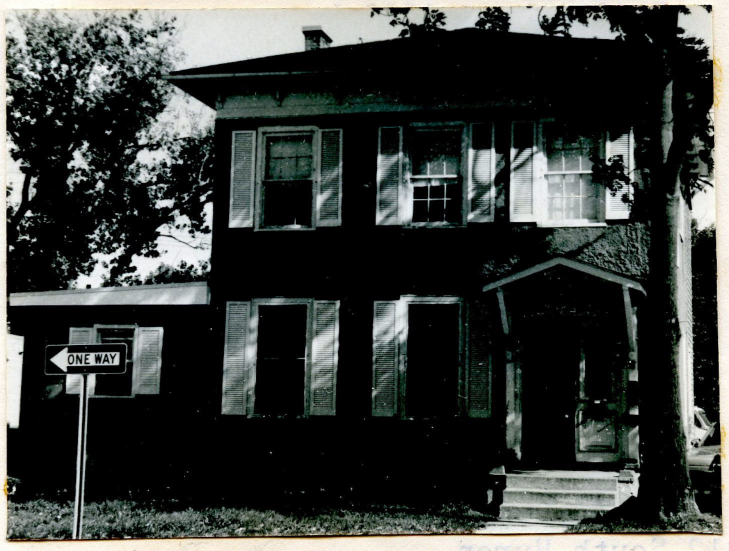
106 South Huron

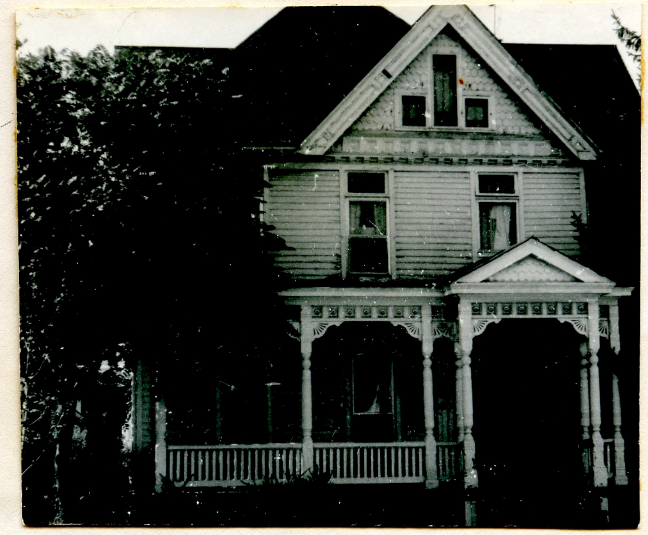


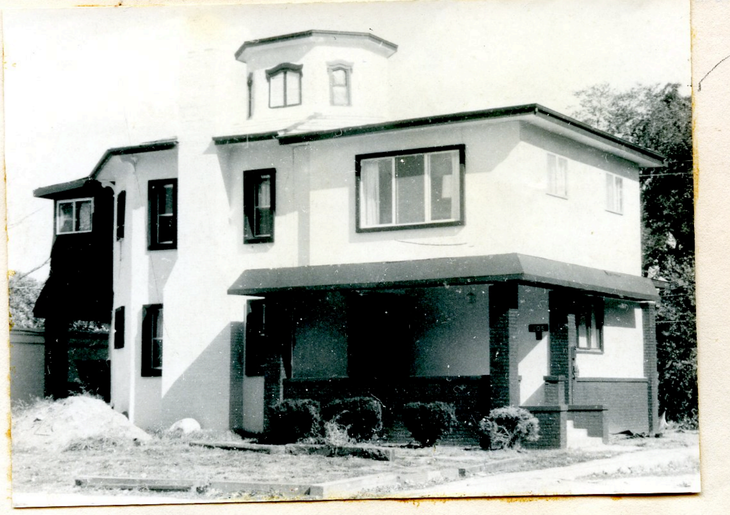



SUN BRITE
Coca-Cola




ONE WAY





109 South Huron

In 1894, home of Mrs. Hiram Higley

114 South Huron

Built in 1888 by Josiah F. Sanders, who was a successful builder and promoter

Calendar 1977

118 South Huron

Built about 1837 - Charles Moore was first occupant - then Cutcheon, attorney, who knew Lincoln & was speaker State House of Representatives - then Glover, who was bank director, Ypsilanti-Ann Arbor Railroad director, Mayor, dry goods merchant and building investor

House of Month
April 1977

202 South Huron

Built about 1829 by Dr. Andrew Hays - original section frame and additions brick - house has bee hive oven built with brick said to have come from France - Dr. Hays' partner Dr. Abel Millington was next owner - sold in 1835 to Abram Larzelere - first brick house in Ypsilanti

Marker 1976

206 South Huron

Built about 1878 - home of Col. Lewis E. Childs, Civil War veteran

212 South Huron

Shown on 1856 map as residence of A. S. McAllaster, later Irwin, later Griffin, later Sylvester Cyrus Noble, Civil War veteran

Calendar 1977
Marker 1976

38

Carriage House at
212 South Huron

216 South Huron

219 South Huron

Former residence of
Dr. E. S. George family

220 South Huron

In 1873, home of Samuel Barnard, vice president of Peninsular Paper - later home of Charles Newton, Henry Ford's buyer for Greenfield Village - basement has Revolutionary War era tavern brought from the East

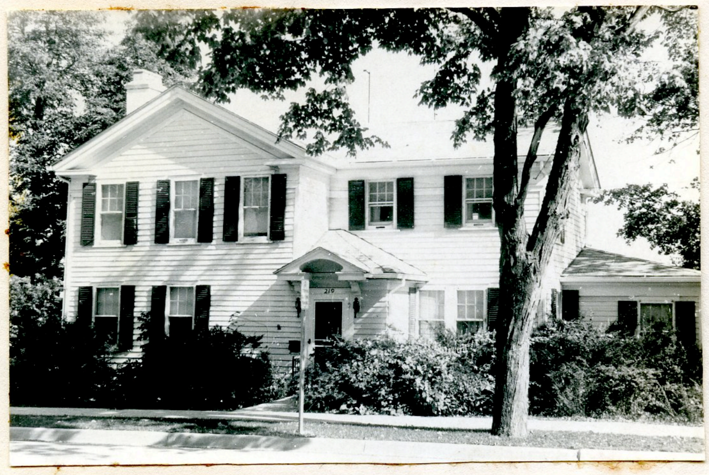
Calendar 1977

302 South Huron

Built about 1838 by Abraham Craddock who lost his grocery store on Michigan Avenue in the fire of 1851 - Craddock was village president - later owner, Crane, was a tanner and harness maker

305 South Huron

In 1904, home of Grove M. Spencer, stock dealer - later home of Rev. H. M. Morey



306 South Huron

In 1873, the home of Lesley Yost

310 South Huron

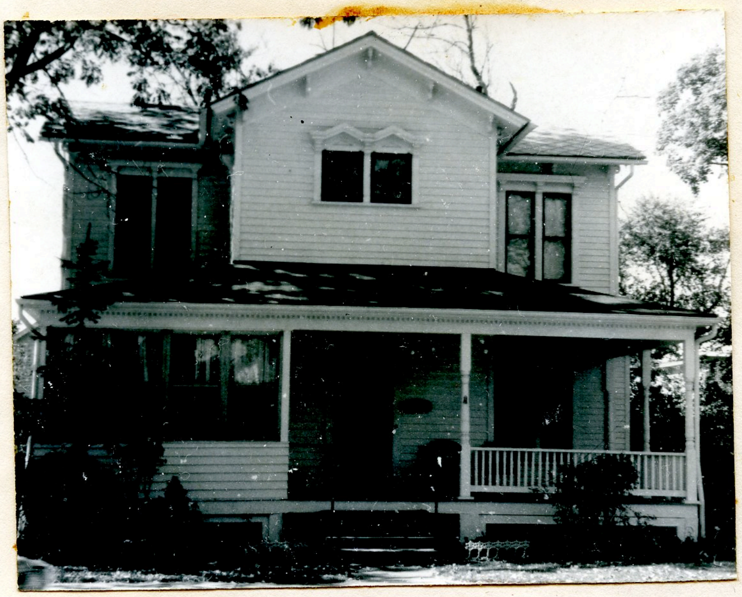
Built about 1865 by Lucian Bonaparte Kief, woolen manufacturer - wrought iron grillwork on front porch made by slaves in New Orleans before the Civil War and added to house by later owner Mrs. H. H. Proctor of Proctor and Gamble

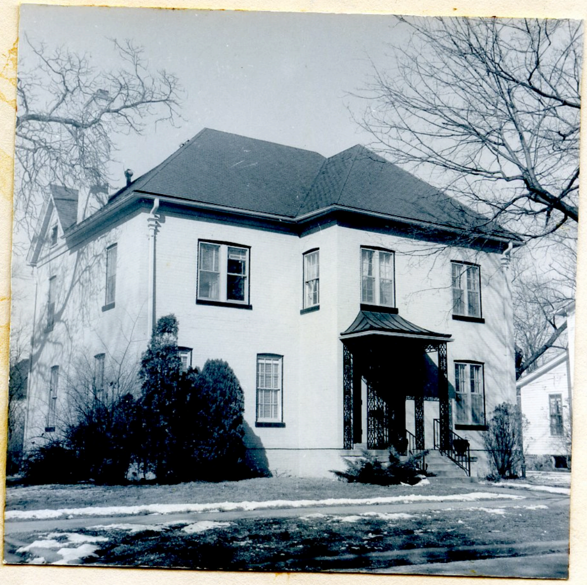
314 South Huron

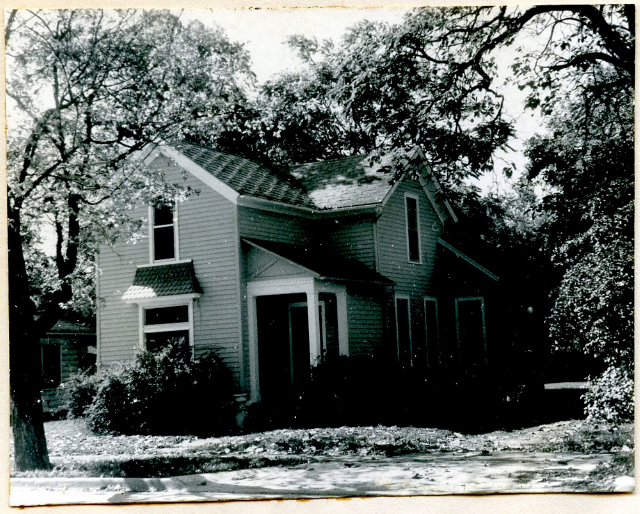
In 1883, the home of James E. Herrick

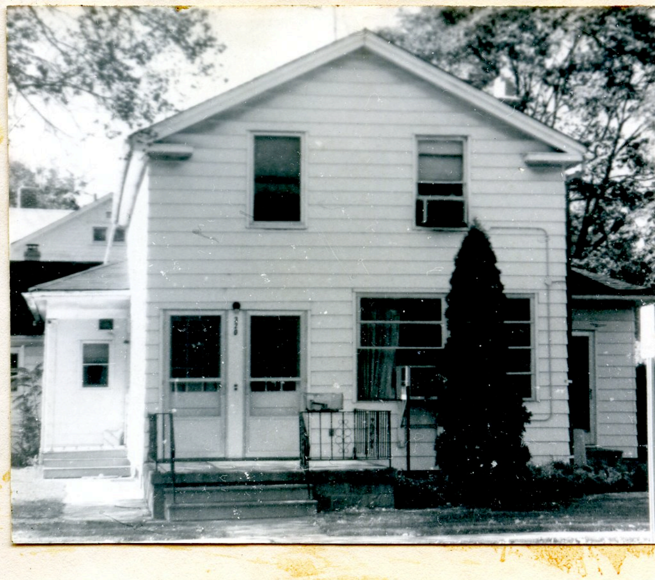
320 South Huron

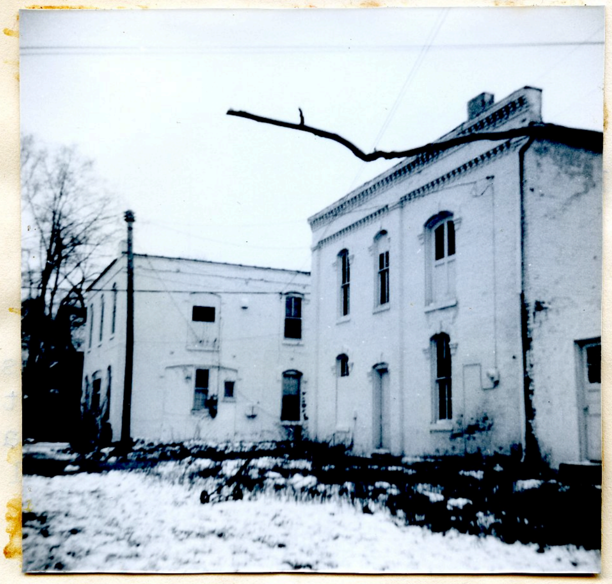
Two brick carriage houses
100 block of South Huron











47 North Huron

51-57 North Huron

61 North Huron

105 North Huron

In 1860, occupied by Charles Worden, drygoods merchant

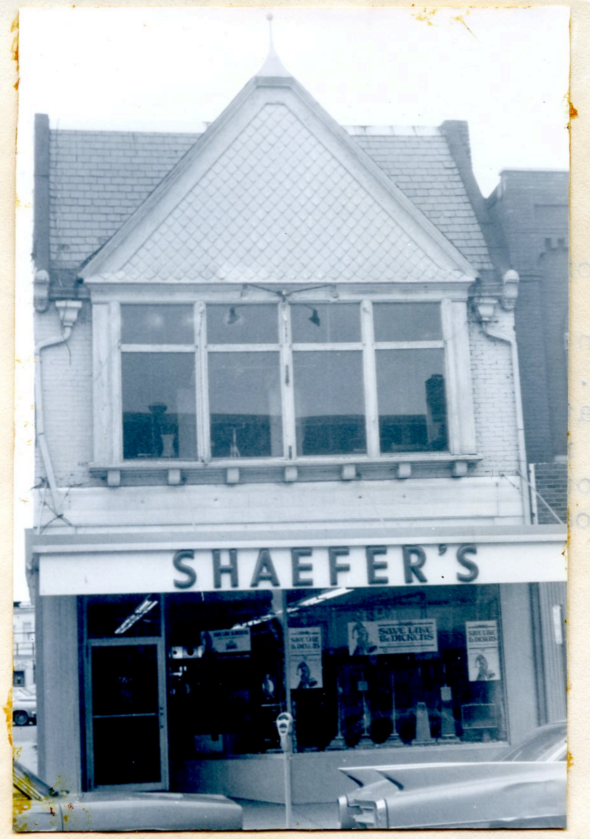
108 North Huron

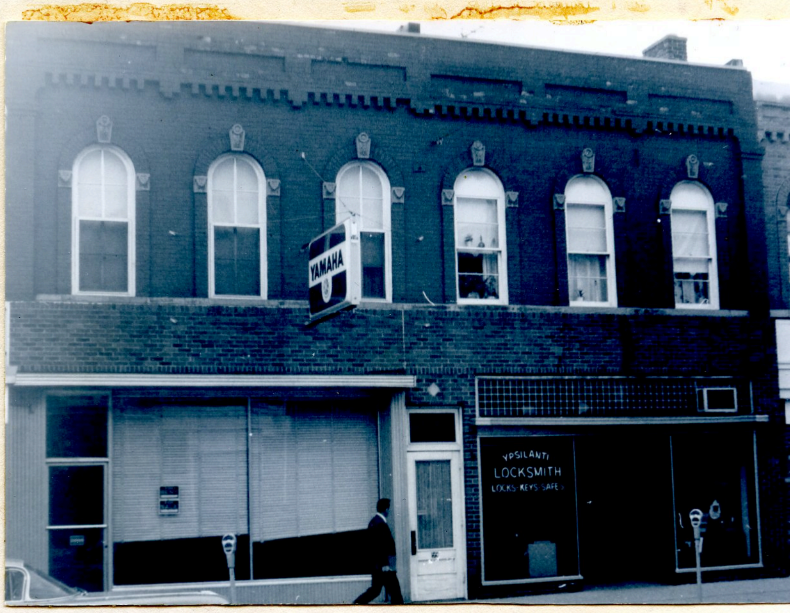
Built about 1860 and occupied by William B. Clarke who was employed by the McAndrews as a mill operator - house was built with wooden pegs

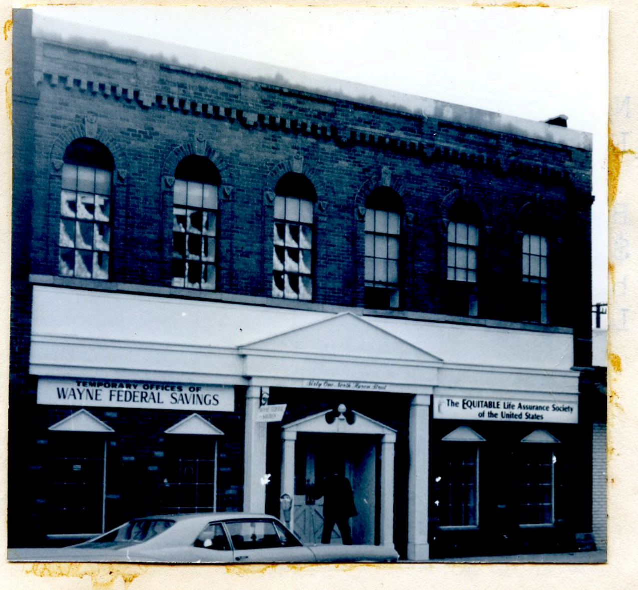
111 North Huron

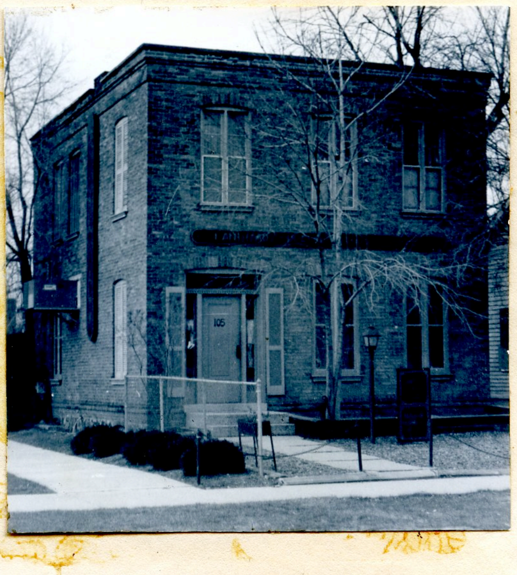
Built in 1841 - home of Edgar Rexford who came here in 1837 and who had drygoods and carpet store at 18 Congress St. - Rexford was on the State Board of Education for 12 years- active in locating the Normal School here

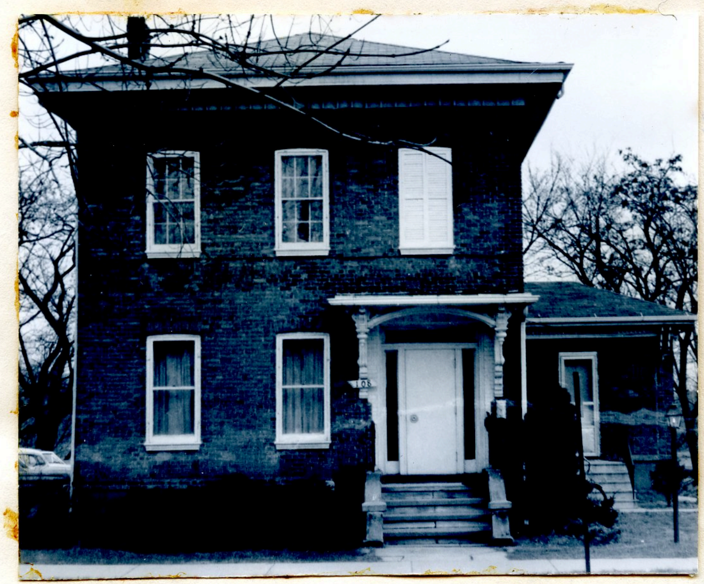
destroyed

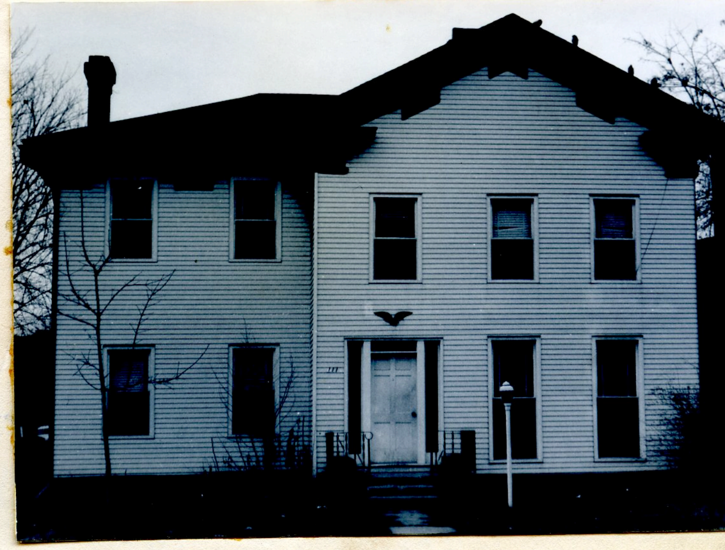

SHAEFER'S
SAVE LIKE A DICKENS


YAMAHA
YPSILANTI
LOCKSMITH
LOCKS KEYS SAFES


TEMPORARY OFFICES OF
WAYNE FEDERAL SAVINGS
Forty One North Huron Street
The EQUITABLE Life Assurance Society of the United States


105


108



Masonic Temple

1909

117 North Huron

In 1860, home of D. B. Dodge - building later known as The Savoy, a rooming and boarding house - Dodge was a school board member

destroyed

119 North Huron

Dental office of Dr. Watling - later used by Dr. E. S. George - built about 1873

Marker 1976
Calendar 1979

120 North Huron
St. Lukes Episcopal Church

Built 1858 at a cost of $15,000 - church house built 1926 - architect, Lancelot Subert

Calendar 1978

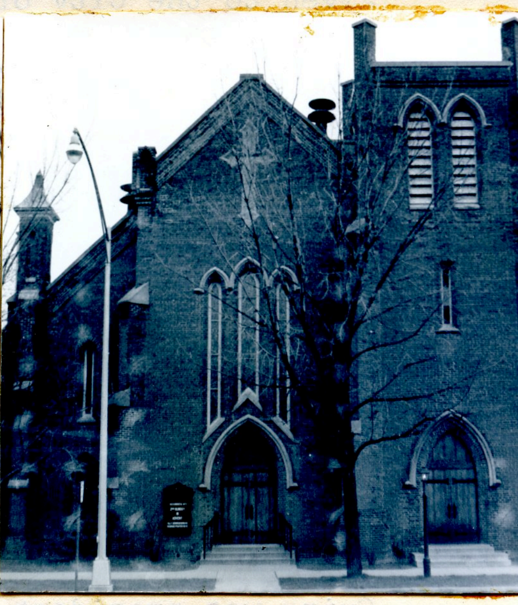
121 North Huron

Built in late 1860s - home of Dr. John A. Watling, on the faculty of the dental school at University of Michigan - first meeting of local chapter of D.A.R. held here - Mrs. Watling began the public library, Ladies Literary Club and the D.A.R.

Marker 1976
Calendar 1976

125 North Huron

Built about 1836 and enlarged at later intervals - Ballard-Breakey House - plans filed in the Library of Congress, American Historic Building Survey



130 North Huron

Built in 1858 for Edwin Mills - sold in 1875 to John Starkweather - Ladies' Library Asso. and Ladies' Literary Club met here - in 1890, Starkweather's widow, the former Mary Ann Newberry, gave the building to the Ladies' Library Asso. - building was later given to the City of Ypsilanti for use as a public library - Starkweather was assistant to John Pierce, first State Sup't. Public Instruction 1839-41, under Michigan's first governor

Calendar 1976

203 North Huron

Built in 1883 by Cornelius Cornwell, whose family brought paper industry to Ypsilanti - had first telephone and first water service - at the time building compared to mansions of Chicago

206 North Huron

In 1860, home of DeLes Showerman - sold in 1882 to William Deubel (flour mill) and later to Daniel L. Quirk, Jr. who built addition to the north for theatrical library - Quirk was president of Peninsular Paper and active in Ypsilanti Players

Calendar 1980

209 North Huron

Home of Fred William Hawkins, son of Abiel Hawkins, who with son Walter operated the "Hawkins House' on Michigan Avenue

211 North Huron

Built about 1880 for Deubel family - later home of Anthony Witmire

213 North Huron

Home of James P. Deubel and later home of William B. Cameron - built about 1888

DISTRICT COURT

214 North Huron

Built about 1850 - owners were Frederick Andrews, grocery store operator, Edgar B. Drury, hardward store owner - purchased in 1912 by Ben D. Thompson, whose widow lived here until 1966

219 North Huron

Built in 1846 and purchased by Nathan Follett in 1855, Huron Mills owner - then owned by Robert Hemphill, city treasurer 1970-76

220 North Huron

Built in 1860 by Asa Dow, 1st president First National Bank - owned by Aaron Goodrich, Follett House manager; Lambert Barnes, Peninsular Paper president and Mayor; LaVerne Ross, daughter of Prof. DeF. Ross - now owned by the City and rented to Ypsilanti Historical Society for use as museum

Calendar 1976

303 North Huron

Believed to have been built by attorney Marcus Lane in about 1837 - owned by the Towner family for 100 years - barn construction, still contains old sand plaster and splintered wood lathe

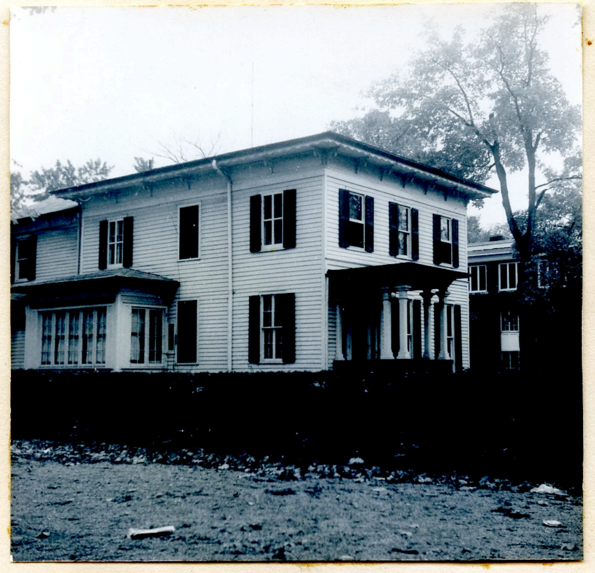
Marker 1976
Calendar 1976

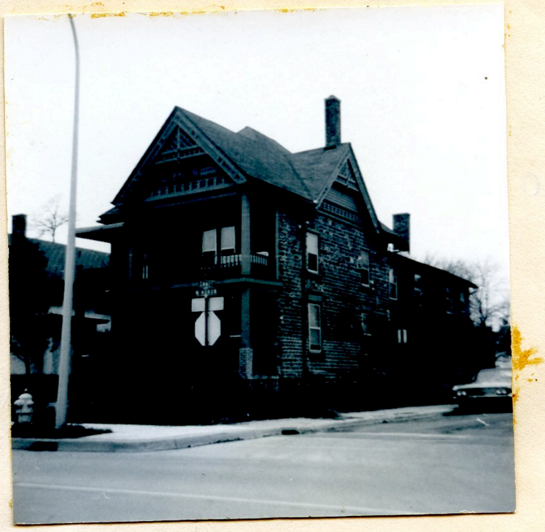
304 North Huron

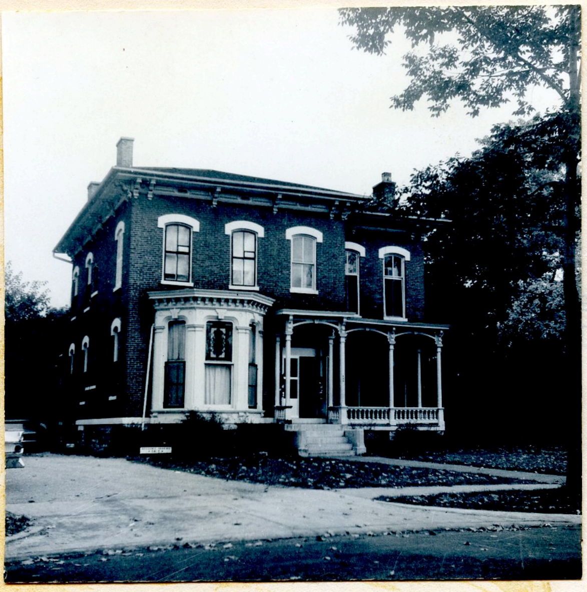
Built about 1860 by Daniel Lace Quirk, Sr., organizer Ypsilanti Woolen Manufacturing Co., Peninsular Paper Co.- helped build Hillsdale Railroad, 61 miles from Hillsdale to Ypsilanti - d. 1911 - home given to City by his children in 1914

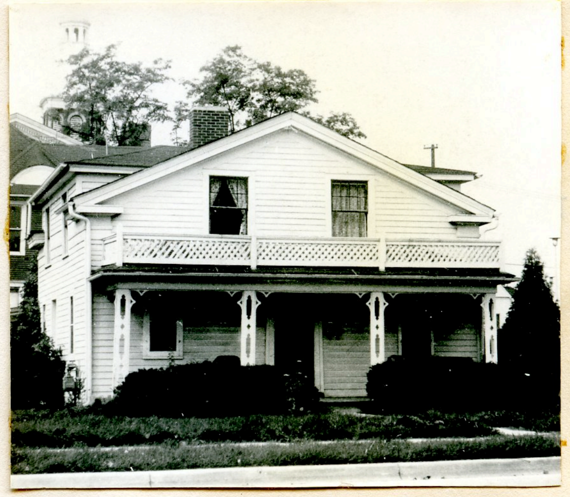
Calendar 1976

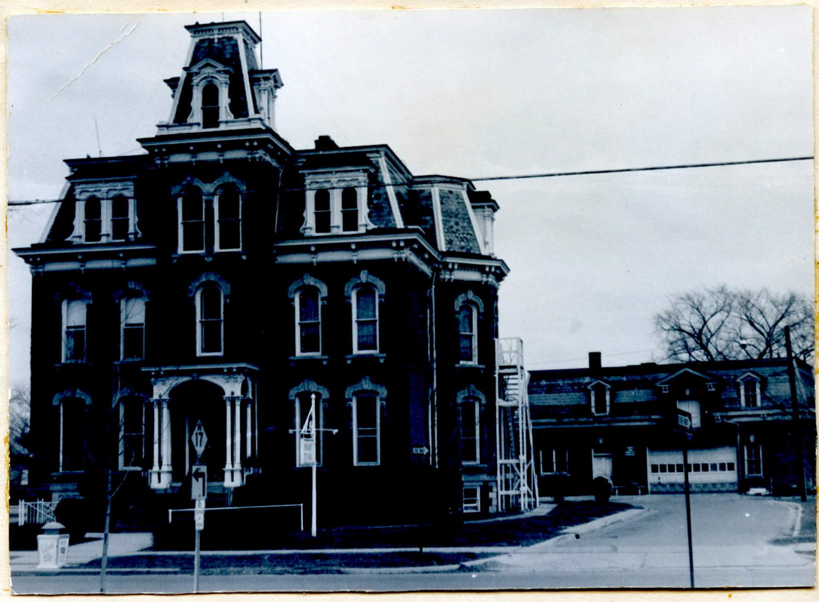
404 North Huron

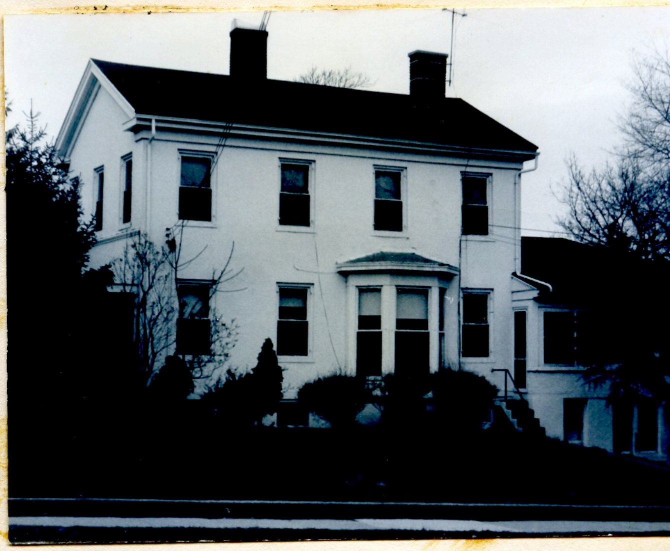












410 North Huron

Home of Mrs. George A. Dunham, M.D.

411 North Huron

In 1894, home of John Taylor, hardware merchant

Calendar 1980

415 North Huron

Built before 1856 - occupied since 1905 by the family of Miss Evangeline Lewis

Marker 1976
Calendar 1977

Tack house at rear of 415 North Huron

Marker 1977
Calendar ?

2-4 Water Street

Site of first drygoods store in Ypsilanti - later McCullough foundry located here

9 North River

In 1883, home of Charles Ferrier - later home of John S. Lang

Marker 1976

Al's
AIR CONDITIONING
VICE INC.
LENNOX

15 North River

In 1878, home of
Byron Hutchinson

106 North River

In 1894, home of
L. Coyle

109 North River

Home of Milo E. Gage, who ran billiard and pool room, cigar and tobacco store at 203 Congress

201 North River

Emmanuel Lutheran Church

114 North River

Present site of this octagon house moved here from 915 Washtenaw on May 5, 1966

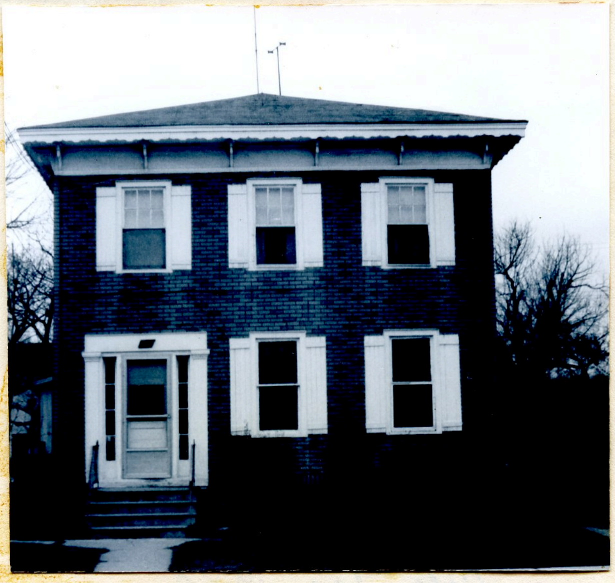
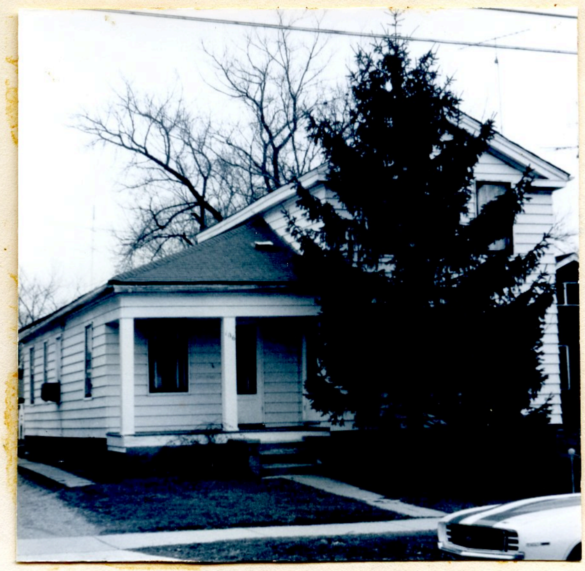
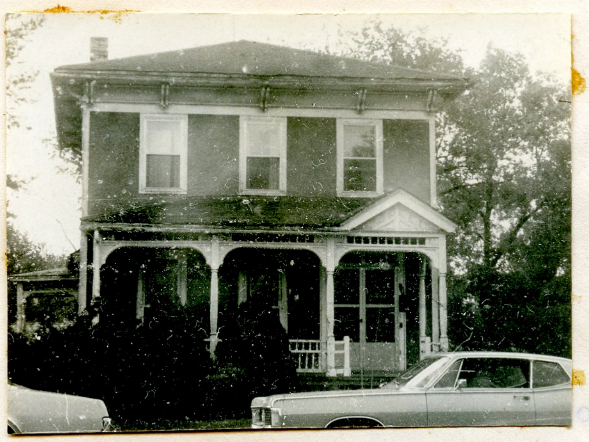
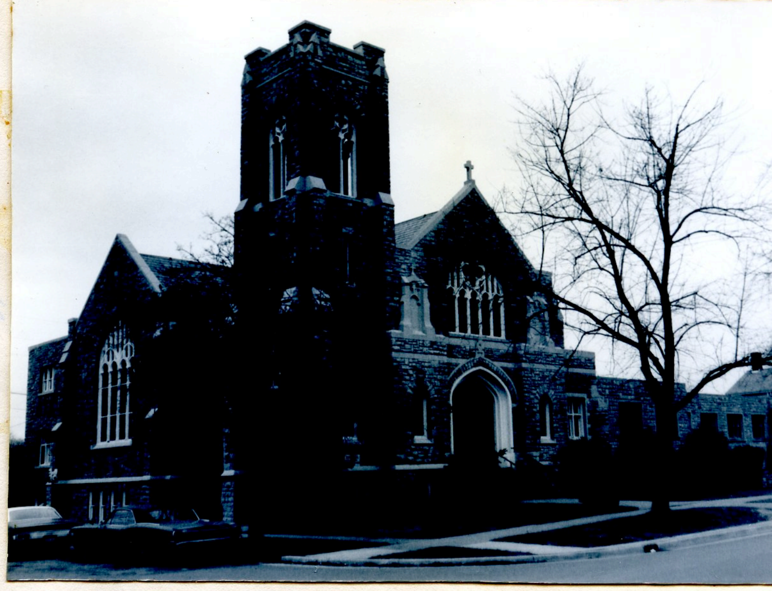
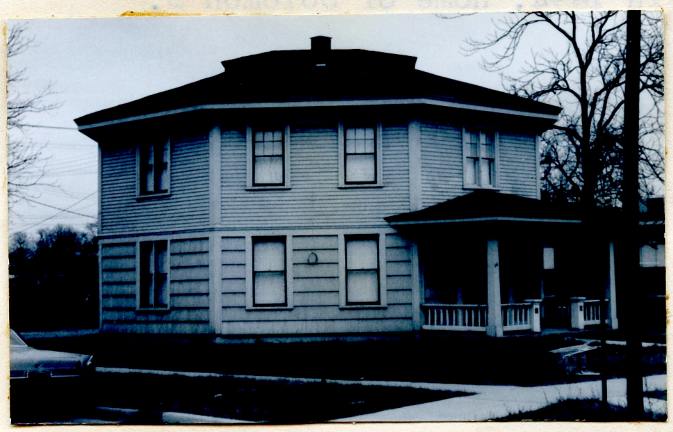
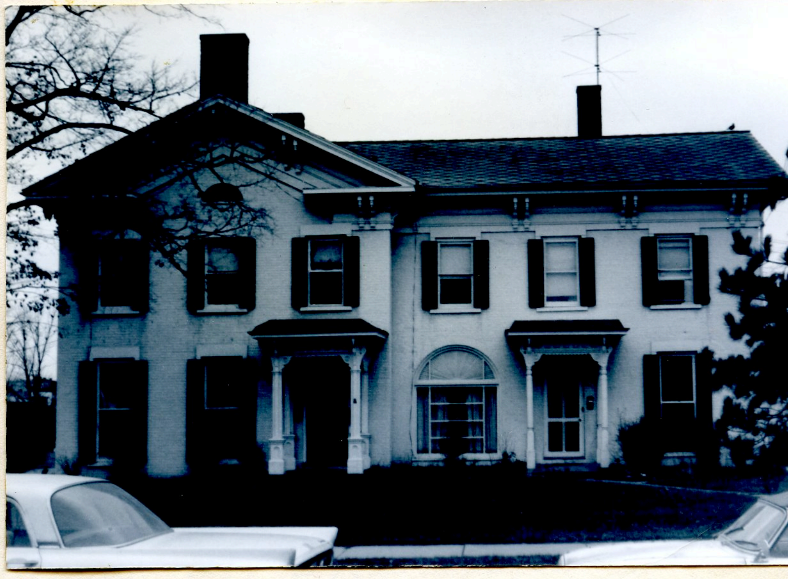
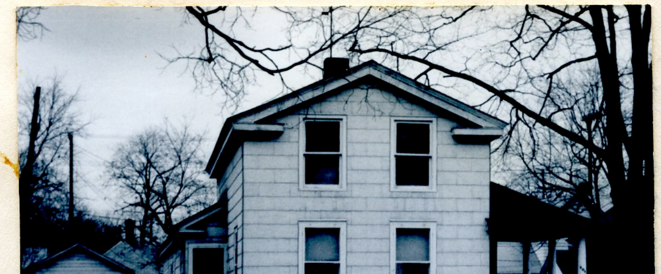
206 North River

In 1883, Thomas Neat, livery

213-215 North River

Built in 1832 - over the next sixteen years it was altered and enlarged to its present form

Calendar 1981

222 North River

In 1894, homes of J. P. Dickinson

223 North River

Built in 1856 by Bernard C. Whittemore - owned from 1866 to 1881 by Wells Burt and sold to Clark Cornwell

Calendar 1980

224 North River

In 1873, home of Mrs. John Rerison - in 1894, home of J. Whalen

232 North River

In 1894, home of Solomon S. Christ, whose son George was one of Michigan's pioneers in field of automotive engineering

301 North River

In 1860, home of Philo Ferrier, machinist, later president of Ypsilanti Machine Works

306-312 North River

Built before 1860 - Shutts and Ferrier machine shop - later Ypsilanti Machine Works, Philo and Charles (son) Ferrier, proprietors.

225

WOO
DAVE'S

400-412 North River

Thompson Building, originally a carriage works - it is said that soldiers were garrisoned here during the Civil War

501 North River

Follett Homestead - Mark Norris gave this house to his daughter and son-in-law, Elvira (Norris) Follett and Benjamin Follett two years after their marriage in about 1840

Marker

Calendar 1979

227 North Grove

Built about 1860 by John Gilbert - now used as Boys' Club

Calendar 1976

230 North Grove

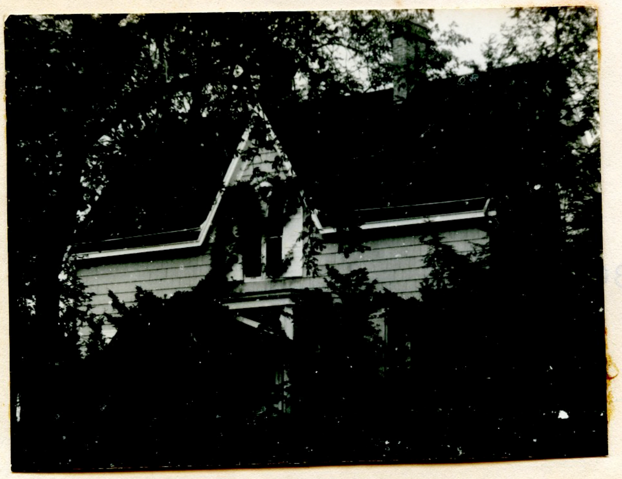
In 1894, the home of Herbert S. Allen

Calendar 1978

301 North Grove

Completed in 1863 - this site was part of the Follett place on N. River - owned by Charles S. Woodward - original features remain in the building

ARCHERY TACKLE
HURON VALLEY PRE-HU
DOORS



202 West Forest

Built in 1871 -
in 1894 it was the
home of Charles S. Smith,
who came to Ypsilanti in
1854 and operated a meat
market at 38 E. Cross

318 West Forest

In 1893 home of
Prof. Laird

324 West Forest

In 1860, home of
John S. Jenness, crockery
merchant

Calendar 1978

6 West Cross

First city hall and
jail for city of Ypsilanti
Built in 1858

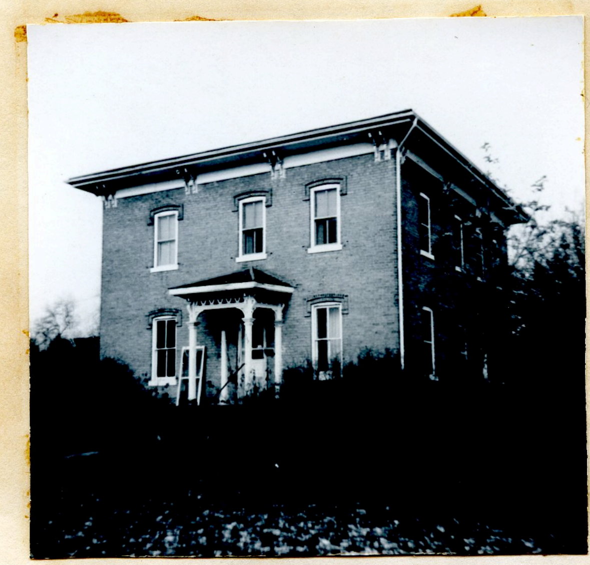
110 West Cross

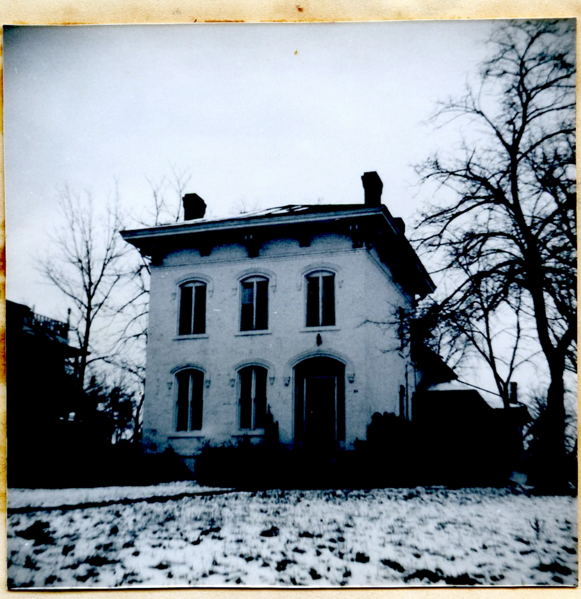
Fire Station - built
in 1898

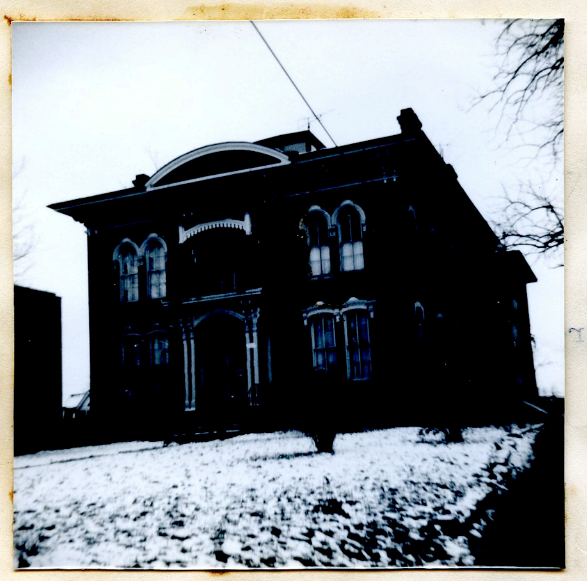
Calendar 1977

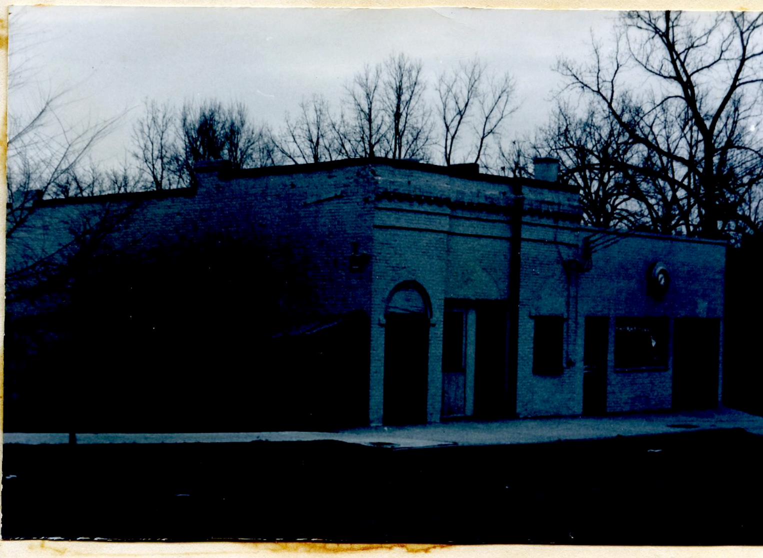
302 West Cross

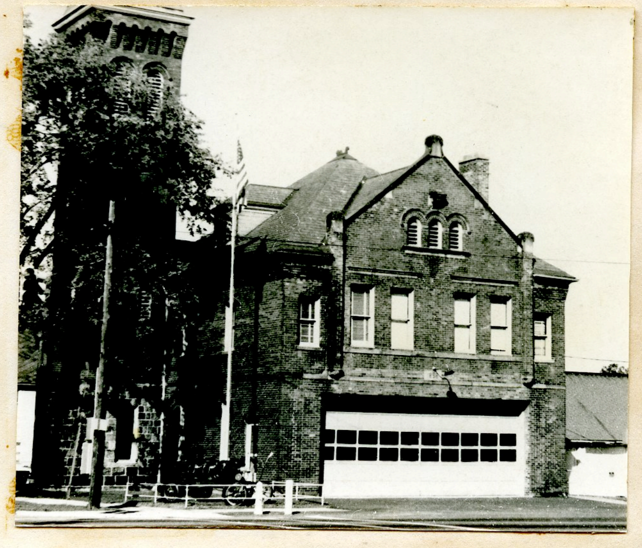
Built before 1860 -
home of Erastus Samson
who built the house

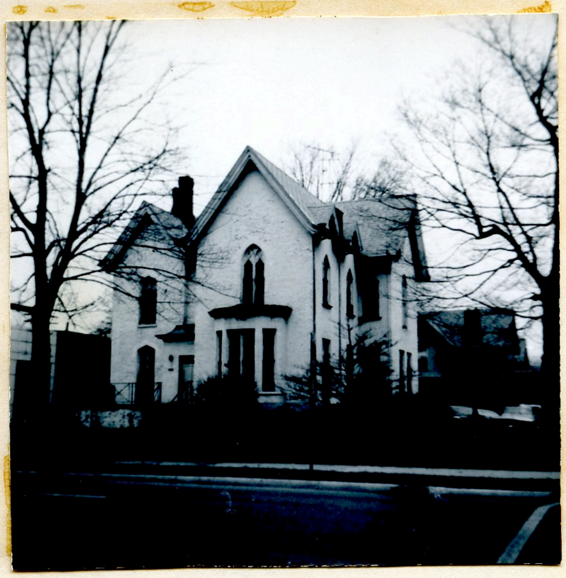












400 West Cross
St. John's Church

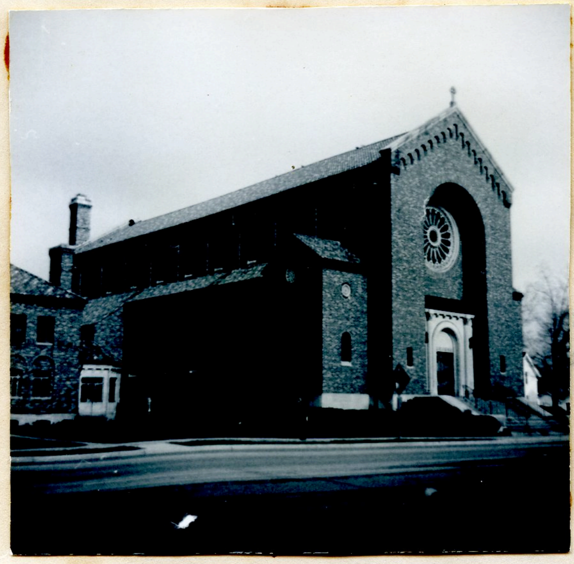
Original church built in 1845 by Father Cullen - present church completed in 1932

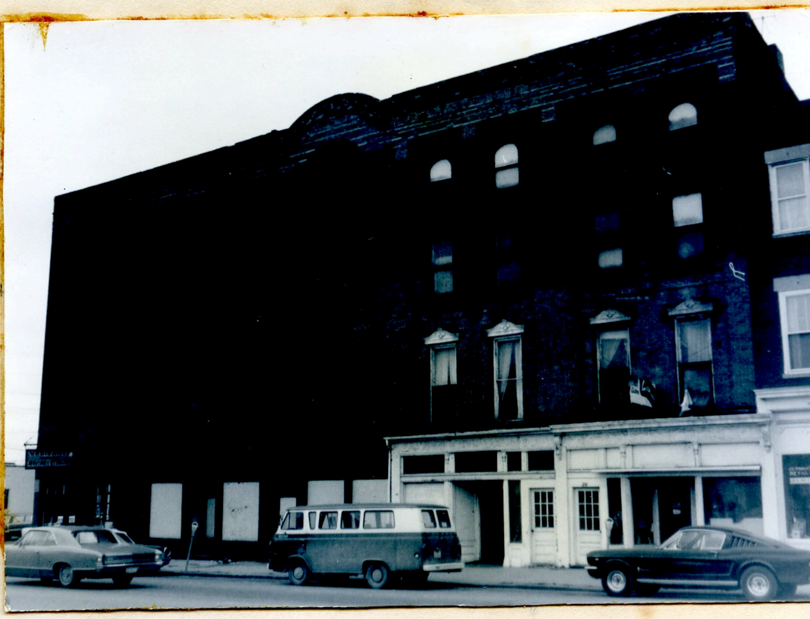
17-25 East Cross

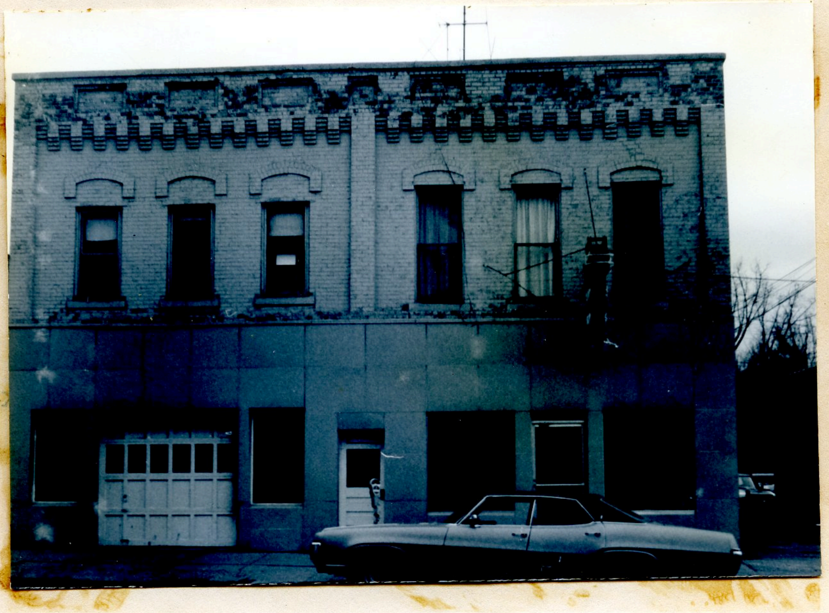
Built in 1859 - one of the finest hotels on the Michigan Central Railroad - old Follett House

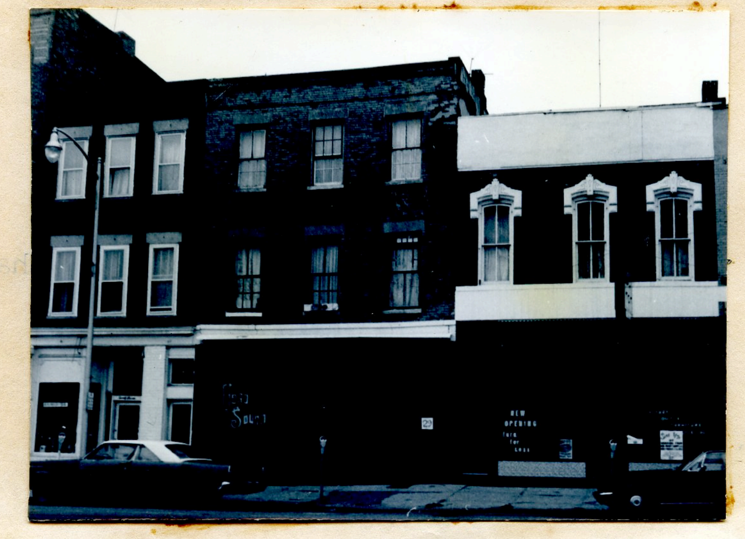
20-22 East Cross

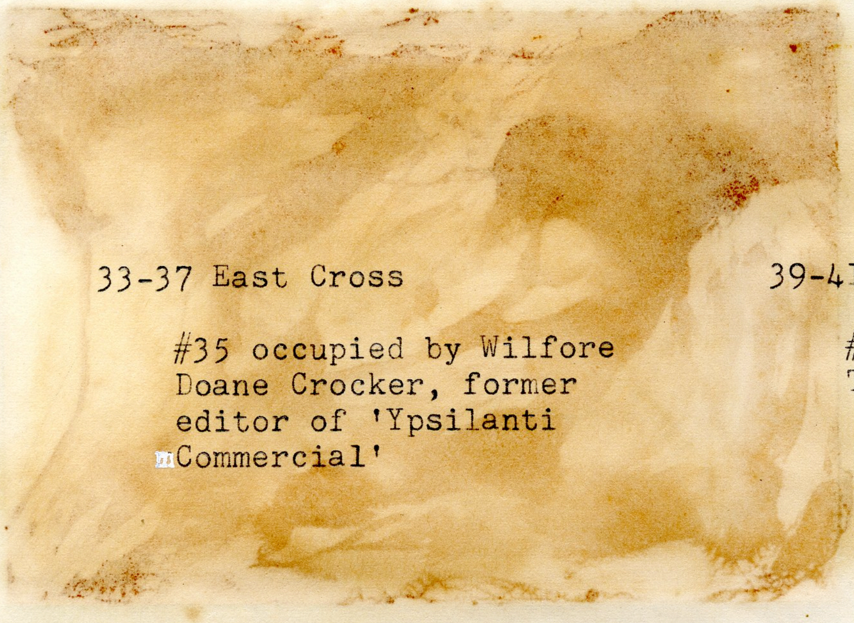
27-29-31 East Cross





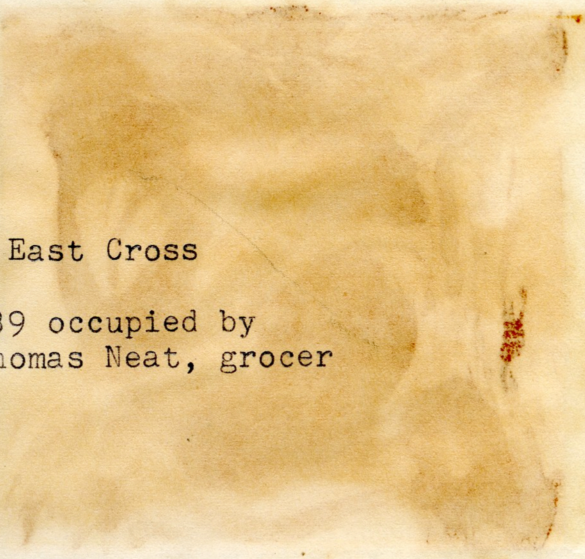






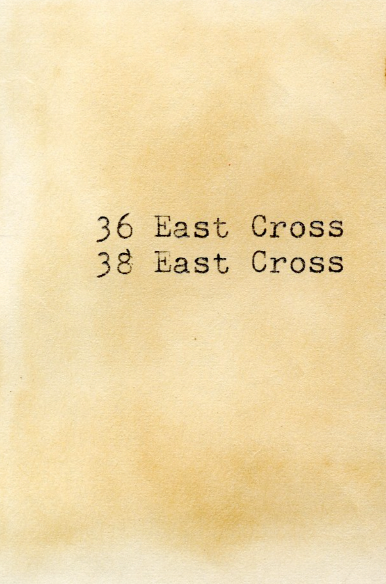
33-37 East Cross

#35 occupied by Wilfore Doane Crocker, former editor of 'Ypsilanti Commercial'

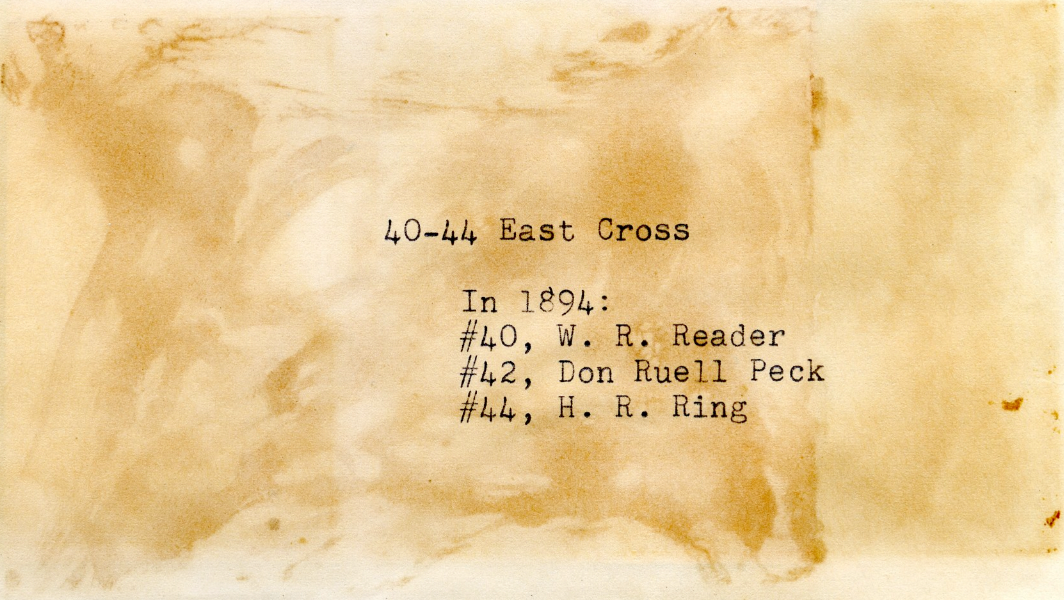


39-41 East Cross

#39 occupied by Thomas Neat, grocer

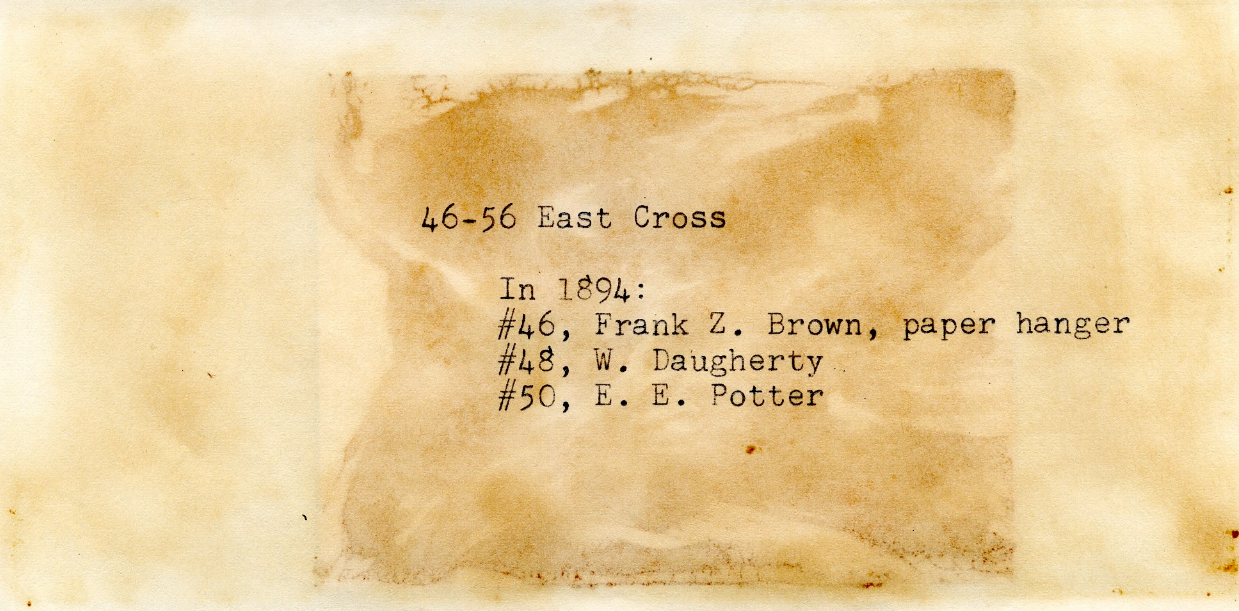


36 East Cross
38 East Cross



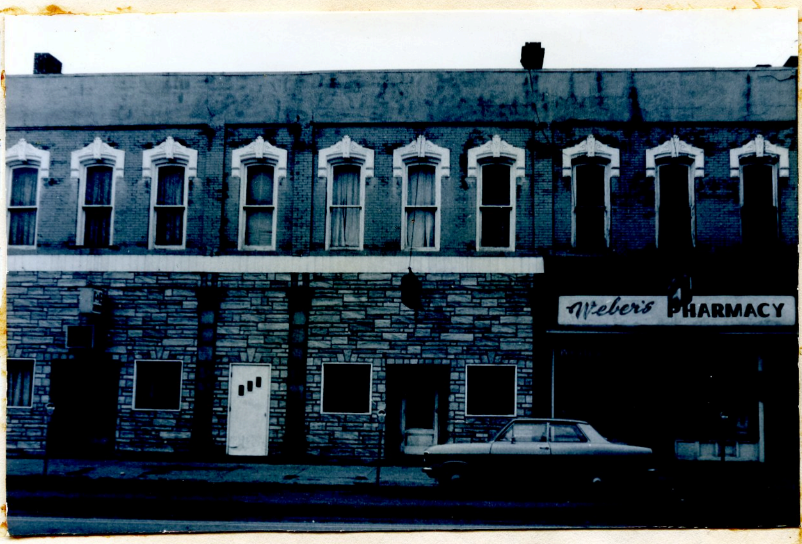
40-44 East Cross

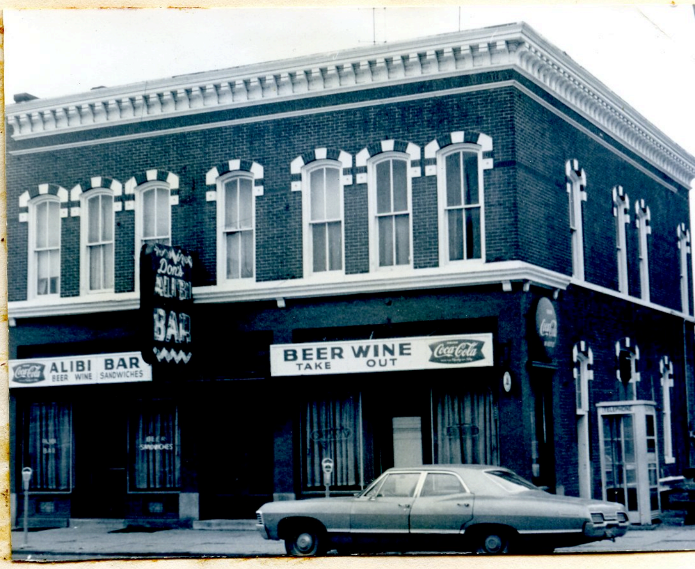
In 1894:
#40, W. R. Reader
#42, Don Ruell Peck
#44, H. R. Ring

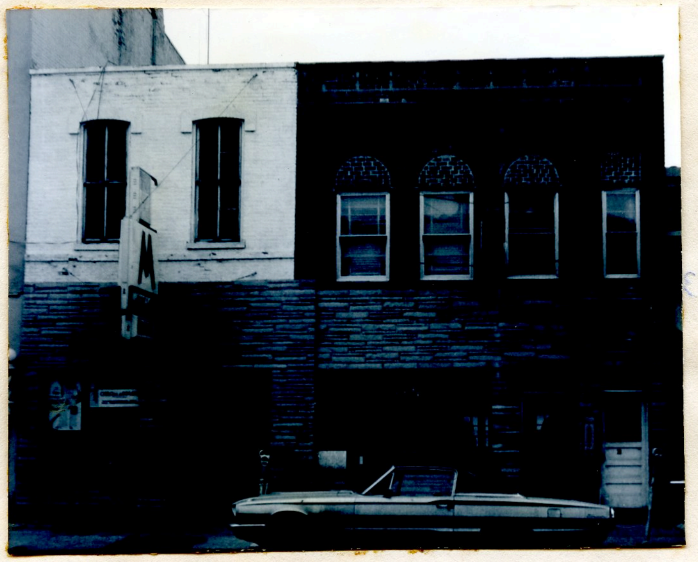


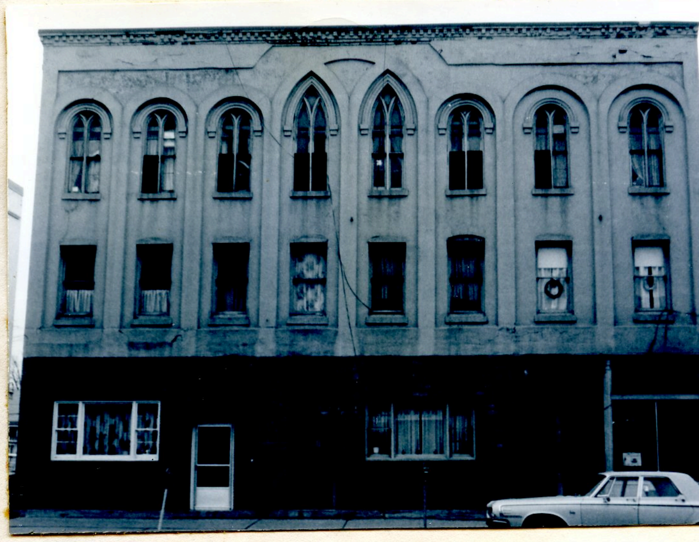
46-56 East Cross

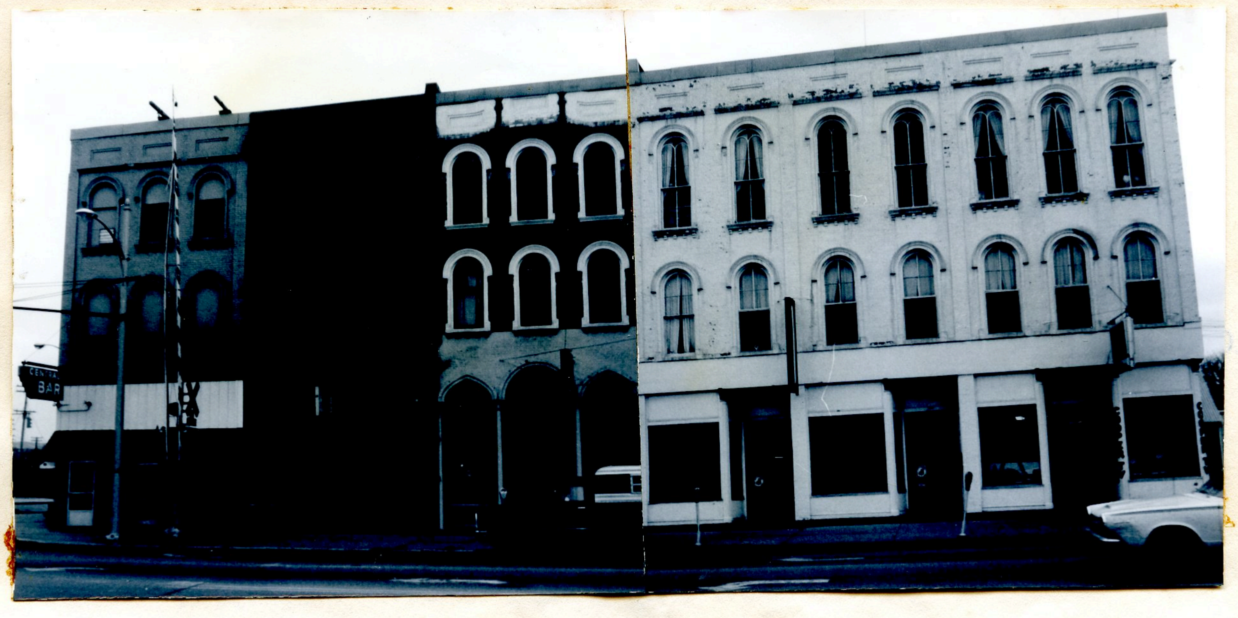
In 1894:
#46, Frank Z. Brown, paper hanger
#48, W. Daugherty
#50, E. E. Potter


Weber's PHARMACY


Don's ALIBI BAR
ALIBI BAR
BEER WINE SANDWICHES
BEER WINE
TAKE OUT
Coca-Cola






BAR

Freight station -
Michigan Central Railroad

Calendar 1980

Depot -
Michigan Central Railroad

Calendar 1977

100 East Cross

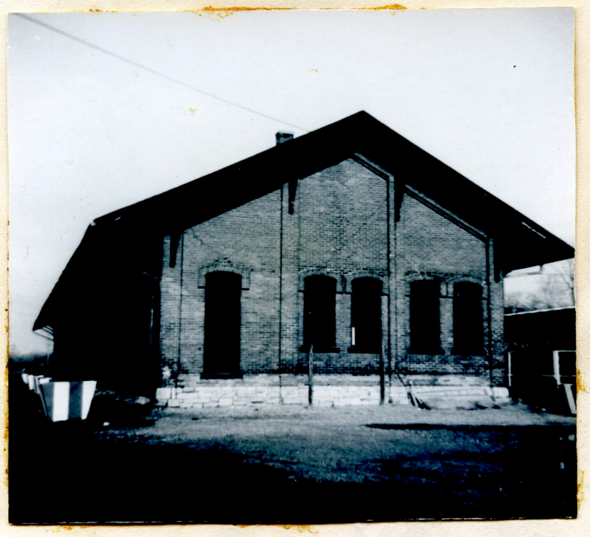
306 East Cross

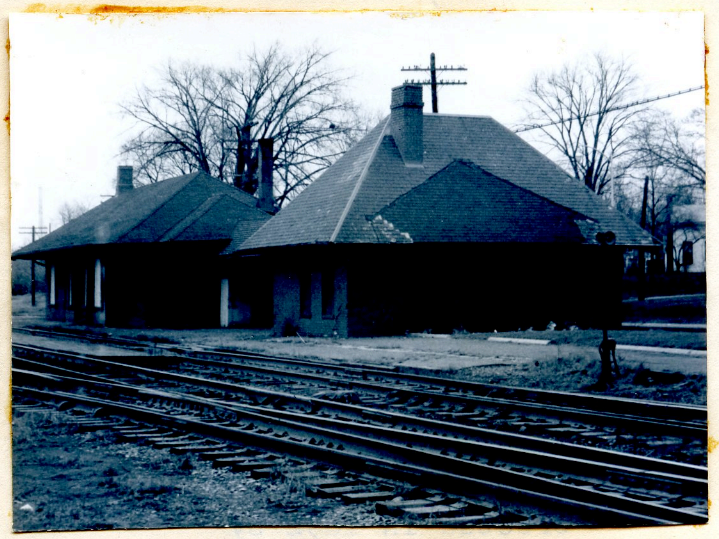
In 1894, home of
C. C. Burt, M.D.

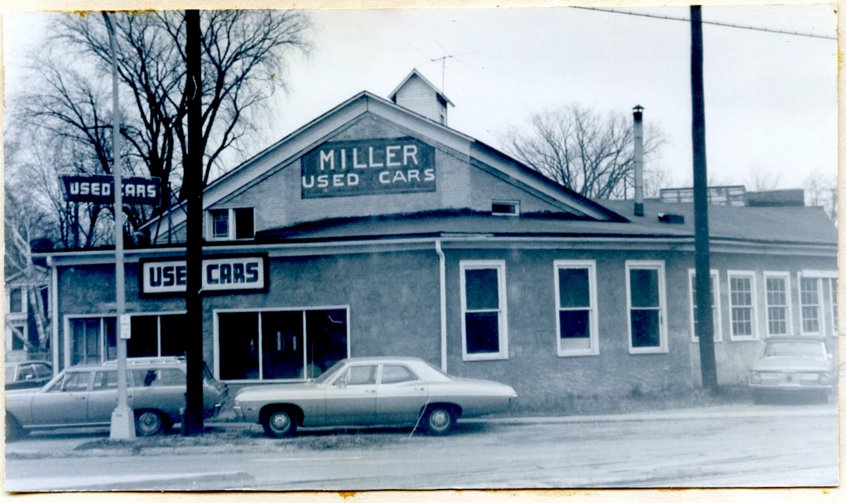
310 East Cross

In 1894, home of
C. J. Burt, machinist

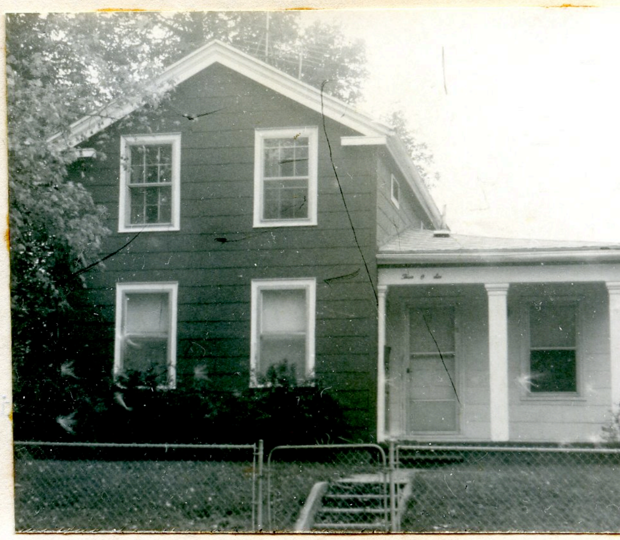
Brick building at rear of
103 Washtenaw







USED CARS
MILLER
USED CARS
USED CARS



209 Washtenaw
Methodist Church

Original church built in 1835, second built in 1843, present building erected in 1892 by Glanfield & Sons of Kalamazoo at a cost of $22,948

Marker 1977

212 Washtenaw

House of Month
March 1977
Calendar 1978

Built 1871

316-318 Washtenaw

Built in 1848 or earlier - left by Miner Wynn Fairfield to his wife in 1861

108-110 Pearl

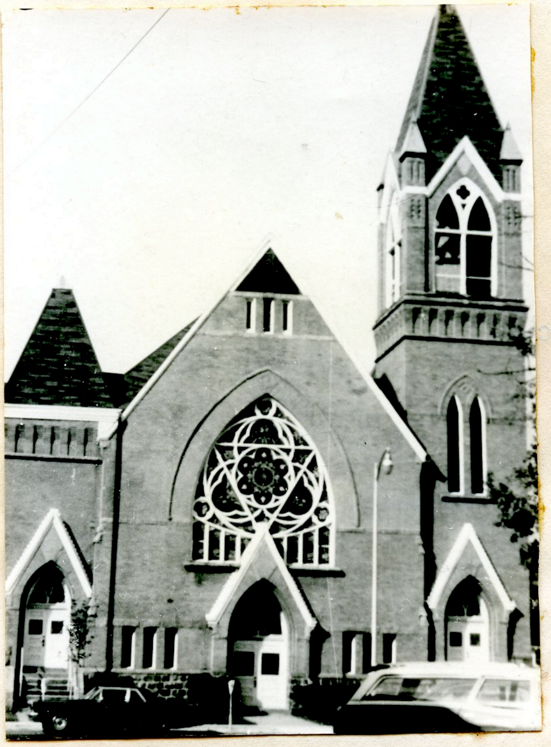
#110 - in 1895, occupied by Duren S. Varnum, carpenter

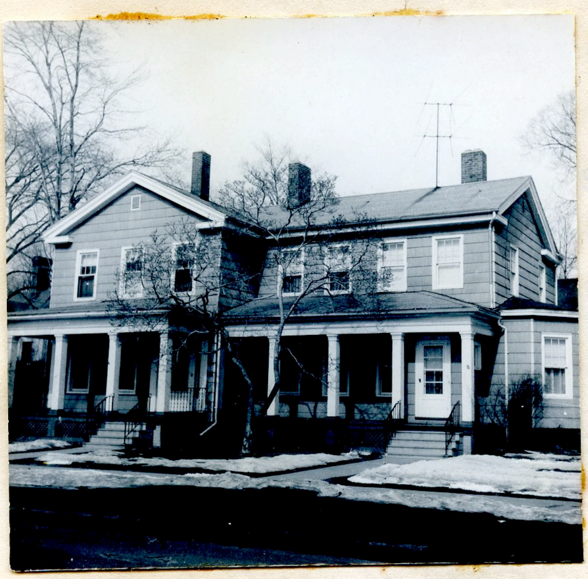
111 Pearl

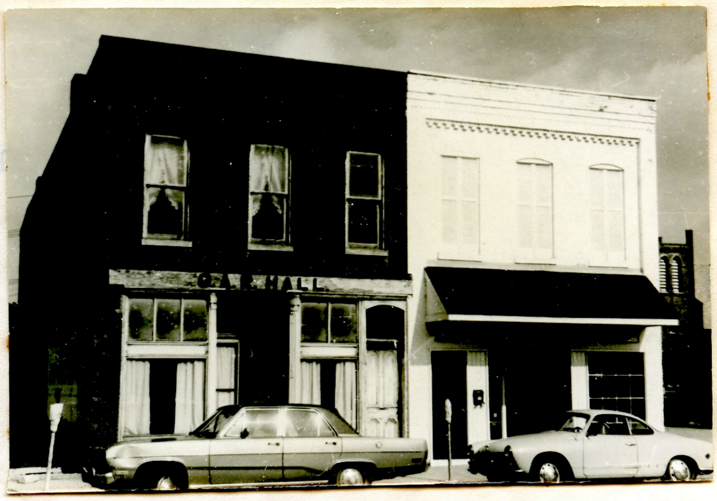
Former Scharf Tag, Label and Box Co.

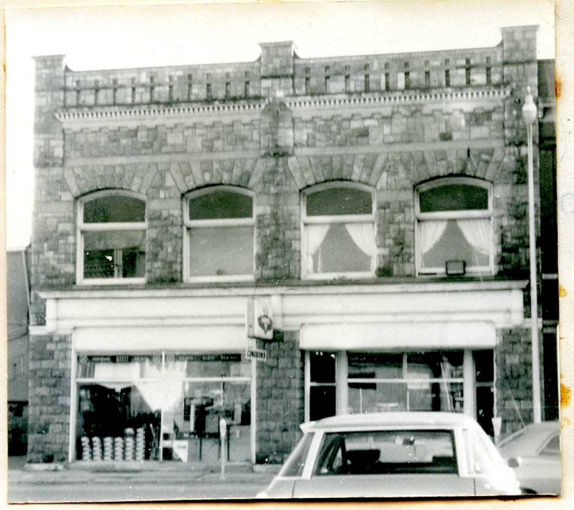
Marker 1976
Calendar 1979

113-117 Pearl






G.A.R. HALL



220 Pearl

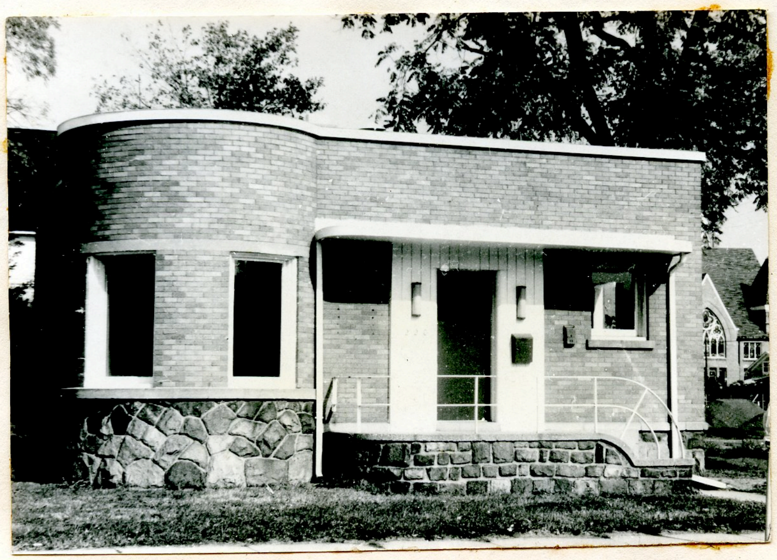
In 1894, occupied by
H. D. Niblack

11 West Michigan

12-18 West Michigan

101-105 West Michigan

100-102 West Michigan



HAAB'S
Restaurant

BENEFICIAL FINANCE CO.
INSURANCE
WALKER'S
PHILCO
MUNTZ TV
STEREOS

ONE WAY
PEAR
PEAR'S CLOTHING

104-114 West Michigan

201-205 West Michigan

200-212 West Michigan

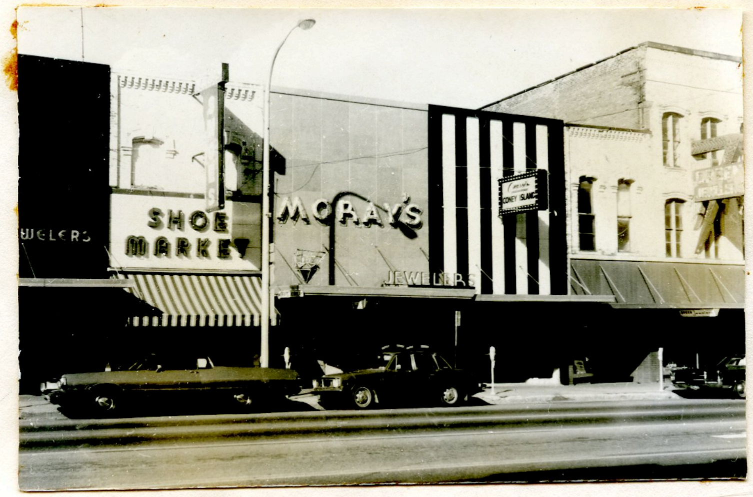
216 West Michigan

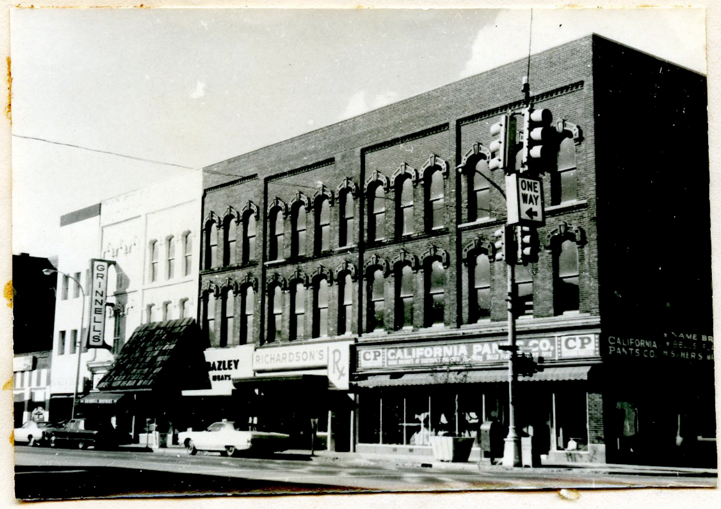
Originally the "Hawkins House" - this building was the successor to the first "Hawkins House" which stood at the north-west corner of W. Michigan and N. Washington - run by Abiel Hawkins and son Walter who also operated the "Follett House" for a short time

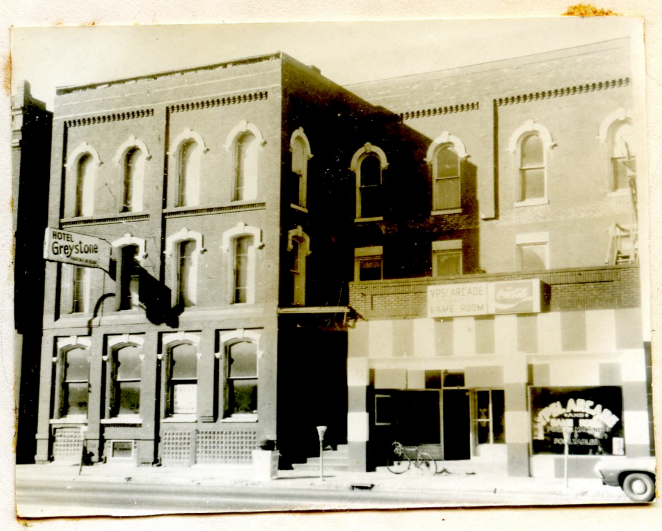
224-226 West Michigan

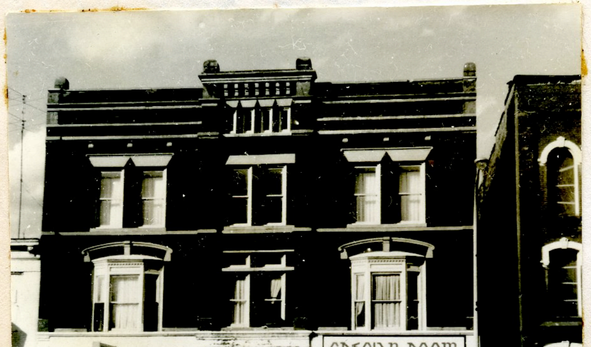
228-236 West Michigan

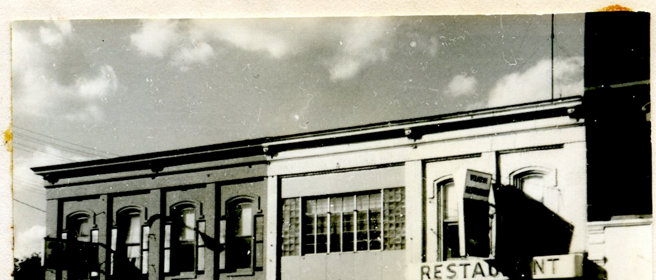
Calendar 1979


JEWELERS
SHOE MARKET
McRAY'S
JEWELERS


GRINNELLS
BAZLEY MEATS
RICHARDSON'S
Rx
CP
CALIFORNIA PANTS CO.
CP
ONE WAY
CALIFORNIA PANTS CO.


HOTEL Greystone
YPSI ARCADE GAME ROOM
Coca-Cola


GRECIAN ROOM coiffures


RESTAU NT

301-305 West Michigan

destroyed

309 West Michigan

destroyed

313 West Michigan

destroyed

24 East Michigan

In 1860, home of
John S. Worden

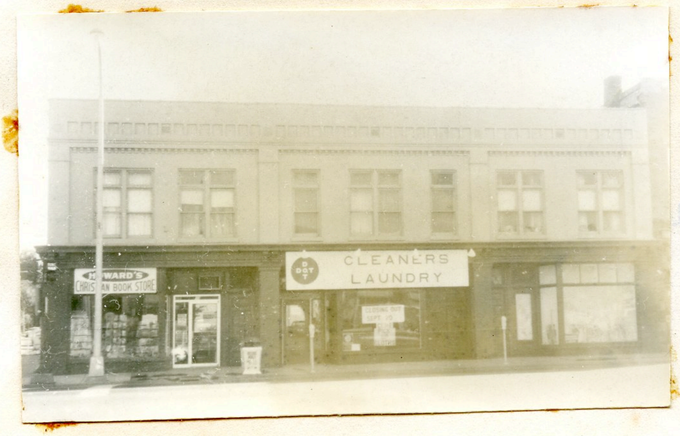
destroyed
Calendar 1976

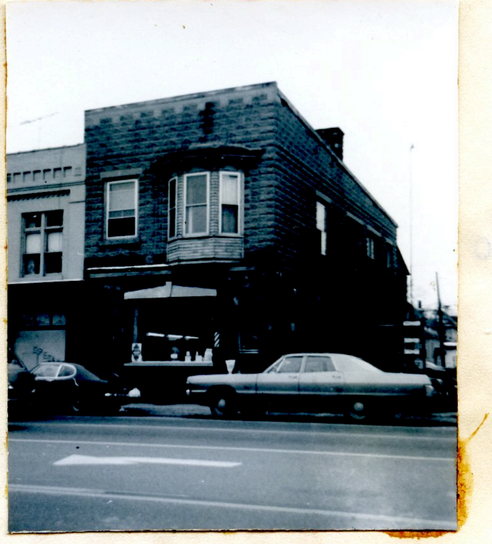
31 East Michigan

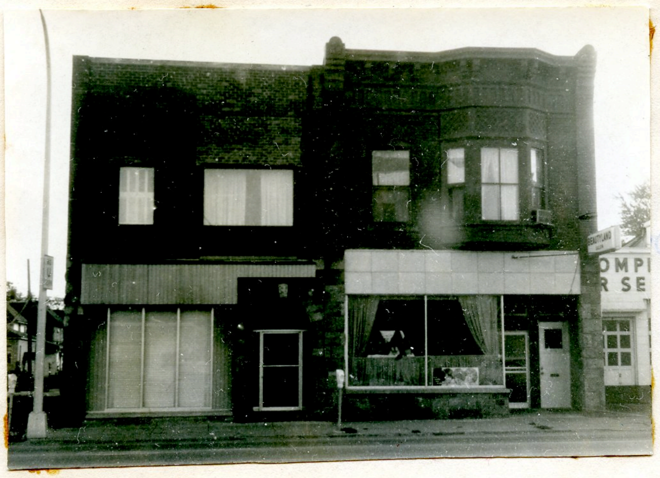
Car barns for the Ypsilanti and Ann Arbor link of the Interurban Line

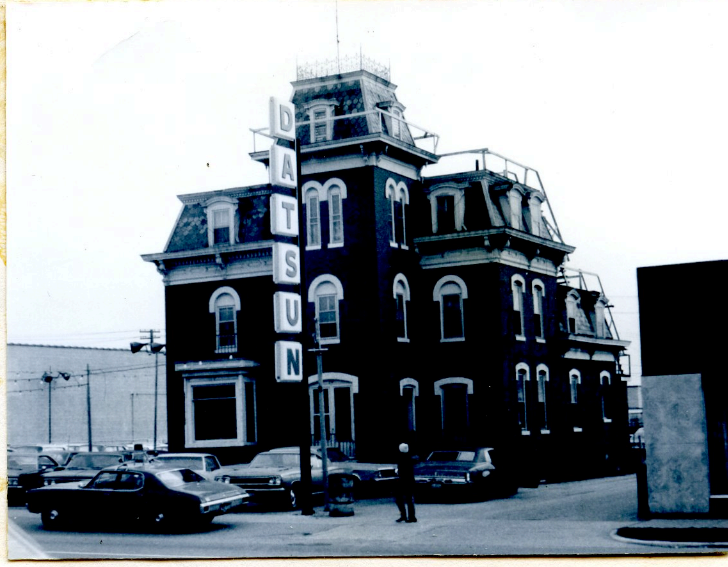
Front Rear

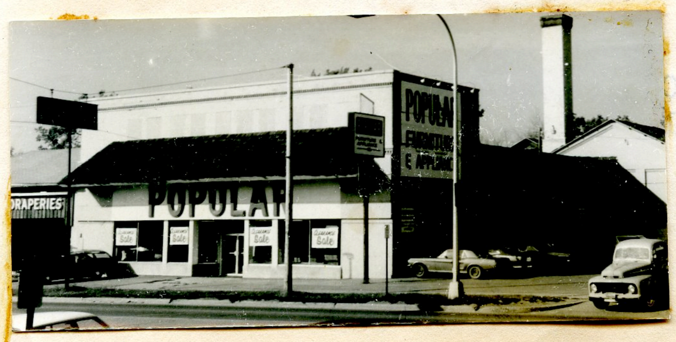
Destroyed by Fire


HOWARD'S
CHRISTIAN BOOK STORE
CLEANERS
LAUNDRY




OMPI
R SE


DATSUN


DRAPERIES
POPULAR

210 Ferris

218 Ferris

Built in 1877 by
H. M. Curtis, a
carriage maker

112 Woodward

109 Catherine

In 1894, hone of
George William Alban,
clothier

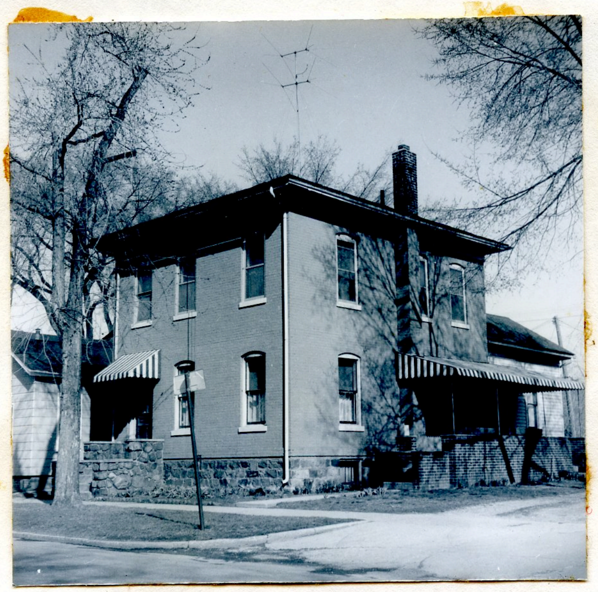
3?

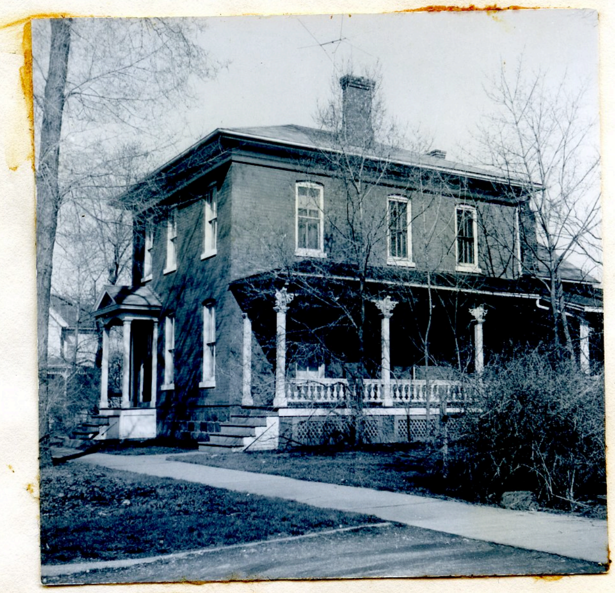
111 Buffalo

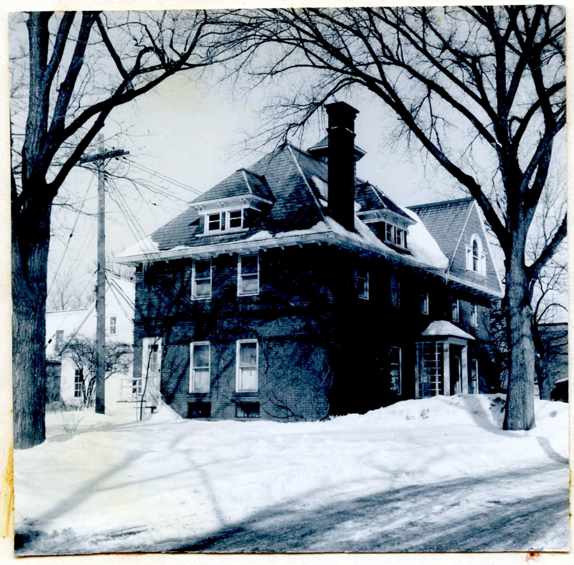
In 1894, home of
Frank W. Glanfield, who
built the M. E. Church
of the same materials as
this house

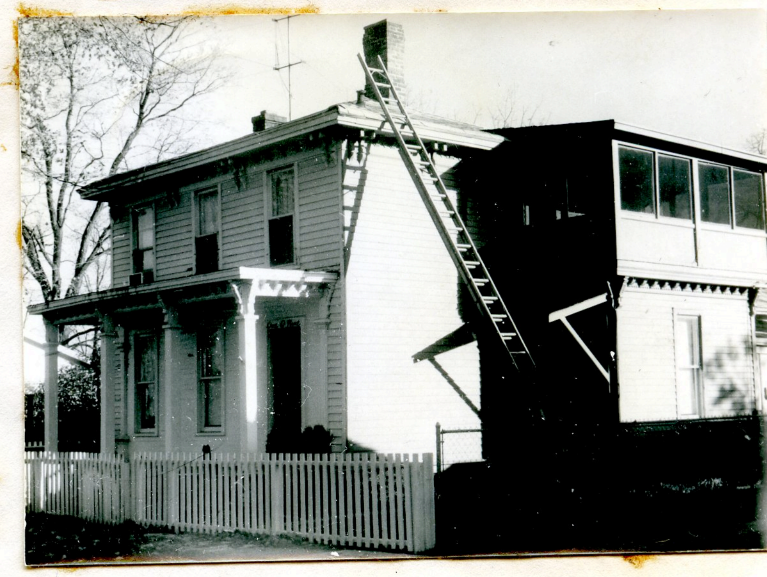
Carriage house at rear of
111 Buffalo

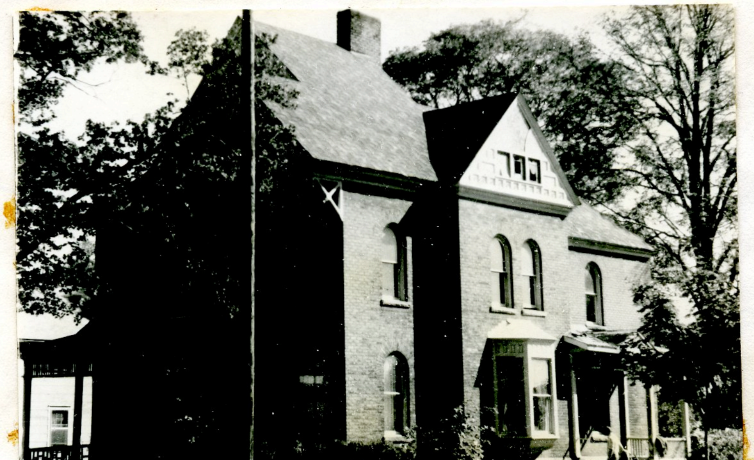
Uncertain whether this
was built at the same time
as the house was constructed

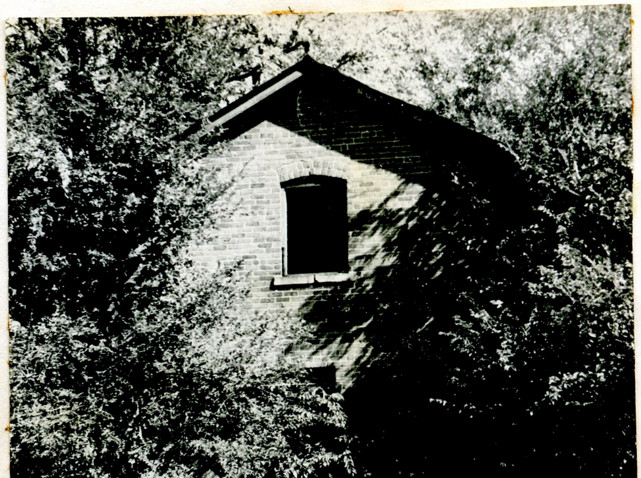












STUDY OF COMMUNITY BENEFITS

Economic

The economic aspects of historic preservation need to be carefully considered as they are many and varied. The American Society of Planning Officials states, "...there can be both public and private economic benefits to any city undertaking a realistic and thorough conservation effort". [1] Further, according to the International City Management Association, "historic preservation can encourage tourism, stimulate the tax digest through the upgrading of property that has been long neglected, and rejuvenate community pride". [2] The benefits of stabilized property values are obvious to citizens already familiar with the problems of decreasing values and deterioration.

Adaptive Use

The concept of adaptive use is the backbone of most successful historic preservation efforts. Adaptive use finds new functions for fine old buildings. Many old structures can continue in their original use, but if that use is no longer economical or practical, adaptive use makes it possible for the necessary interior changes to be made in order to facilitate modern use while maintaining the characteristic exterior appearance of the building.

The idea of adaptive use encourages, for example, the use of historic houses as business and professional offices, shops, restaurants, headquarters for local organizations, etc., all of which bring new business into the area.

"...one can find a number of other uses for an old building by taking the trouble to look at

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[1] Ralph W. Miner, Conservation of Historic and Cultural Resources, American Society of Planning Officials, Chicago, 1969, p. 9.

[2] Management Information Service of the International City Management Association, Historic Preservation, Dec. 1969, Vol. 1, No. LS-12.

the shape and style of the structure, or its location. Churches obviously can be, and have been, turned into auditoriums or theatres; the Jefferson Market Courthouse in Greenwich Village has, after great public organization and pressure, become a branch library...; a long dis-continued New York library, the so-called Astor Library, may on the other hand be turned into a theatre. The Syracuse home of C. B. Sedgwick, designed in Gothic style by Alexander Jackson Davis in 1845, became an advertising agency office... . The handsome town houses of Henry Villard and his friends, designed by McKim, Mead and White, have for years been shared as office space by the Archdiocese of New York and Random House, the publishers. ...mansions can be divided into apartments with great charm and taste... many of the most impressive mansions in the smaller cities are surviving through having been converted into funeral homes". [1]

Increased Local Business

The conversion of these structures to facilitate their new use means increased business for local contractors, building trades and materials suppliers. Further, the establishment of new businesses in the historic structures brings new customers into the area.

Any increase in the number of people living downtown, in the historic district, because of its atmosphere, its convenience, its nearness to stores, churches and public facilities, brings to the downtown area the kind of 'life' that only people who are there 24 hours a day can bring.

Stabilized or Increased Property Values

The market value of a property, which is the basis for assessed valuation, depends on the saleability of the property which in turn is affected not only by the type and condition of the particular structure, but also by the condition of the surrounding

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[1] Roger Starr, Executive Director of Citizens' Housing and Planning Council of New York, "Must Landmarks Go?", Horizon, Summer 1966, Vol. VIII, Number 3, pp. 49-58.

structures and of the entire area. A handsome, well-maintained building in a deteriorating neighborhood can be a drug on the market, whereas a modest structure, though in need of repair, can be an attractive investment and bring a proportionately higher price if its surroundings are desirable.

"The value of historic preservation efforts to local government is in the continued private use of old buildings and the improvements made to them as reflected in maintained and increased property values and tax returns. 'As an illustration of this impact, a comparison of changes in assessed value of land and improvements from 1958 to 1963 was made between a block of restored houses and a block of unrestored houses in the Church Hill district in Richmond, Virginia. Over this period the total assessed value rose 136 per cent in the restored block; the rise was only 30 per cemt (including one restored property) in the unrestored block'. [1]." [2]

Protection to Investors

The halting of deterioration, stabilized or increasing property values, the removal of blight and an improving economy are all factors which serve an incentive to further investment, both commercial and private, in the historic district.

Homeowners are reluctant to do more than routine maintenance on a home in a deteriorating neighborhood. Neglect is contagious, blight spreads. However, in a neighborhood where historic district controls are in effect, where there is an attempt to protect private property and to see that when private money is spent, it is spent wisely, the homeowner feels more secure in making more extensive repairs and improvements. "We find evidence that the value of individual homes increases by their inclusion in an historic district. No longer do people worry about something inappro-

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[1] Robert L. Montague, III, and Tony P. Wrenn, Planning for Preservation, (Chicago: American Society of Planning Officials, Nov. 1964), p. 12.

[2] Ralph W. Miner, Conservation of Historic and Cultural Resources, American Society of Planning Officials, Chicago, 1969, p. 9.

priate being built next door or across the street."[1] Resale values must also increase in an improving neighborhood.

Businessmen share with homeowners the same fears about spending money in a losing situation and are even more vulnerable to financial loss. Commercial investments are more attractive and much more sound in an area which is being stabilized than in one which is sliding downhill.

Tourism

Not to be overlooked in considering the economic benefits of historic districts is that of tourism. The National Trust for Historic Preservation points out that "many communities have historical assets capable of attracting visitors from outside the community, and these visitors may stimulate new business and additional employment".[2]

In every state, tourism is one of the three largest revenue producers.[3] More leisure time and money are available than at any time in the past. More than half of all Americans take one or more trips a year involving an over-night stay or a day-long trip to a location at least 100 miles from home.[4]

[1] Frank B. Gilbert, Secretary, New York City Landmarks Preservation Commission, "Try Historic Districts", The American City, Aug. 1968.

[2] John L. Frisbee, III, Program Assistant in Field Services, National Trust for Historic Preservation, Historic Preservation and the Tourist Industry, National Trust for Historic Preservation and the Pittsburgh History and Landmarks Foundation.

[3] Statement by James Gross, Executive Director, Discover America Travel Organization, at the Second Annual Maryland Governor's Conference on Tourism, Oct. 7, 1965, as quoted in Frisbee.

[4] "Profile of the American Tourist", Changing Times, June 1969, p. 6, as quoted in Ibid.

Historic sites are an important element of this growing trade. A survey of members of the AAA showed that 81 percent named sightseeing as a major recreational activity in vacationing. [1]

Communities queried by the National Trust for Historic Preservation have affirmed the economic benefits of their historic attractions. A large percentage of businesses catering to the traveling public indicated that tourism created additional jobs in their organizations. Strawbery Banke in Portsmouth, N. H. (population 15,000), had more than 27,000 visitors in 1968 [2], doubling its 1966 attendance. Estimates are that 90 percent of the visitors were from outside the local area. New motels and restaurants opening near the city to accommodate this growing traffic create additional employment in Portsmouth.

The Thomas Edison Birthplace in Milan, Ohio (population 1,400) brings over 25,000 annual visitors to town. The general area has fifty motels and local restauranteurs estimate that one-third of their customers are visitors to the Edison Birthplace. [3]

Columbia, Tenn. (population 21,000) has an annual attendance of 7,000 at the James K. Polk home. The city is well situated near an interstate highway and several major historic sites. The Columbia Chamber of Commerce stated that approximately 15 percent of the jobs in restaurants are directly attributable to tourism. [4]

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[1] American Automobile Association, And Away We Go, AAA Public Relations Department, 1967, p. 19 as quoted in John L. Frisbee, III, Program Assistant in Field Services, National Trust for Historic Preservation, Historic Preservation and the Tourist Industry, National Trust for Historic Preservation and the Pittsburgh History and Landmarks Foundation.

[2] Strawbery Banke, Nov. 1968 as quoted in Frisbee.

[3] Edison Birthplace Association, Aug. 1967 as quoted in Ibid.

[4] Columbia-Mt. Pleasant (Tenn.) Chamber of Commerce, Aug. 1967 as quoted in Ibid.

The great economic benefit of tourism is its infusion into an area of new money earned elsewhere and left behind to circulate through the local economy. While that dollar demands an effort on the part of the community to attract it, the investment is generally less than for the industrial dollar, which requires additional housing, schools and related services. [1]

Ypsilanti has an economic potential which needs only to be developed and promoted to become eligible for the tourist dollar. Possible attractions in the historic district area include the central business district, depot town, the river front, and residential areas. The city cannot help but benefit from its proximity to Detroit, Windsor, Ann Arbor and Toledo, and to such well-established tourist attractions as Greenfield Village, the Ford Rouge plant, Detroit with its Art Institute, Detroit Zoo, etc. - attractions all easily reached by a network of excellent roads. Tourists are generally inclined to try to see everything in the area they visit so as to make the most of their trip, to "see it all as long as we're this close". Ypsilanti needs only to take advantage of that inclination.

Improved Quality of Life

Neighborhood conservation, the preservation of that rich variety of people and activities in the historic district, is as important as the preservation of fine old buildings.

Adaptive use (the recycling, as it were, of old buildings), low-interest home improvement loans, tax relief, free architectural guidance - all these are designed to ensure that the people who live in the area now will be able to remain there and further, that they will be able to enjoy an improved quality of life.

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[1] American Automobile Association, And Away We Go, AAA Public Relations Department, 1967, p. 19 as quoted in John L. Frisbee, III, Program Assistant in Field Services, National Trust for Historic Preservation, Historic Preservation and the Tourist Industry, National Trust for Historic Preservation and the Pittsburgh History and Landmarks Foundation.

"Aside from the obvious economic advantage in preserving Historic Districts, we believe that the residents of such districts enjoy a better way of life. The testimoney of dozens of witnesses before our Commission supports this view as do the many letters we have received." [1]

Aesthetic

As a society we go to great effort and expense to preserve our cultural heritage in the form of literature, sculpture, music, painting, theatre and dance and the many other forms of human creative endeavor. Innumerable libraries, art galleries, museums and theatres exist to display and perform these treasures. Why then is architecture, one of the most culturally and historically significant forms of artistic effort, not preserved and protected with the same determination? One reason, of course, is that it lends itself less well to convenient storage. It cannot be shelved, filed, microfilmed, placed on a pedestal, hung on a gallery wall or performed. Another reason, totally legitimate, is that the preservation of architecture requires even more money than the protection of its smaller relatives. It is, however, as worthy of preservation as any of the less bulky arts, and when it functions daily in an historic district as part of a living community, it is the most visible art form we know and therefore one of the most influential. Good examples of it, old and new, stand side-by-side on streets made rich and exciting by its variety. Outstanding forms of it keep a city from becoming faceless. The community is enhanced by it, citizens pursuing their ordinary business are enriched by it. And even if they take it for granted, they cannot help but be affected by it. It is what we go to Europe to see. It is what gives European cities the atmosphere, the sense of history, the charm, the graciousness that most American cities lack. And it can be enjoyed without going to museums and galleries - it can be seen from sidewalk cafes, from hotel windows, from bus seats. Its effect is everywhere, permeating the city with the atmosphere that visitors travel thousands of miles to experience.

If we believe that the arts of painting, literature, sculp-

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[1] Greenwich Village Designation Report, Vol. I, 1969.

ture and music are so vital to our welfare as a civilization that they must be preserved, then there can be no argument about architecture.

It is a giant among the arts.

Educational

The educational benefits of historic preservation must not be overlooked and cannot be overemphasized.

> "The 1964-65 annual report of the National Trust for Historic Preservation states that the Trust believes in 'the educational value of historic sites and buildings, and views them as a means of public instruction...' Whether a single structure is preserved as a period museum (most cities boast at least one), or an entire part of a community is restored and maintained as a museum village (as at Colonial Williamsburg), or an effort is made to preserve an old district as part of the living fabric of the city (as in Charleston or New Orleans), this educational value is present. Historical associations, accurately documented and interpreted, are part of the cultural heritage of the community.
>
> ...the preservation of noteworthy structures from all major stages of a city's growth provide a three-dimensional record of the tastes and values affecting daily lives in the past. While these vestiges of the past are of professional interest to the historian and the art historian, their appeal is much broader, as is evidenced by the increasingly widespread concern for historic preservation by various individuals and groups. By retaining examples from earlier periods, we are in a better position to judge our contemporary values and our progress. The values of the past provide foundation and reinforcement for the values of today." [1]

Community Identity

Even the most cursory glance at current patterns of urban development indicates the rapid spread of the great metro-

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[1] Ralph W. Miner, Conservation of Historic and Cultural Resources, American Society of Planning Officials, Chicago, 1969, p. 2.

politan centers and the tendency of the boundaries of close communities to become indistinct. Ypsilanti could easily be swallowed by this urban sprawl and lose all identity as a separate, independent city. The establishment of an historic district is a strong, positive move toward restating its identity as an individual community with a unique character of its own.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

It is the finding of this Committee, as documented in the preceding report, that the establishment of an historic district in the City of Ypsilanti is entirely feasible, practical and desirable. The historic and architectural assets of the community more than justify the contemplation of such a district, and the economic, aesthetic, cultural and educational benefits which can accrue to the community as a whole make its establishment a sound and forward-looking decision.

In the period from about 1830 to the turn of the century, there developed in Ypsilanti a remarkable cross section of 19th Century American architecture, a rich variety seldom found in a single community. We still have visual evidence of that architectural heritage, though a great deal has already been lost - failure now to protect what remains would mean that many more of those structures which give Ypsilanti its character and a sense of its history will also be lost. Establishment of an historic district gives us our only practical, workable chance to save from destruction the best of the fine old buildings which are left, and to develop the district to its fullest potential.

It has been the feeling of this Committee from its inception that the proposed historic district should, indeed must, be a vital, flourishing part of a thriving community. Nothing could be further from our intent than a fenced-off architectural "museum" masquerading as a town. There is no idea that the district shall be frozen in the exact form in which it appears on the date of its designation. We envision the historic district as a sound method of neighborhood conservation, a way of improving the quality of life for the people of that area, people for whom this area is home and who contribute so much to its character.

We anticipate that the district will undergo continuing and invigorating change and growth. It is our expectation that the district will become the economic center and the cultural focus of a vigorous, healthy and proud community. We anticipate increased business, both local and tourist, stabilized or increased property values, increased visual attractiveness and increased community pride, all stimulated by the establishment of the Historic District.

Recommendations

It is the hope of the Historic District Study Committee, as it ends its work, that the Historic District Commission, which will assume administration of the District, will be not merely a reactive body, responding only when it receives a building permit application, but an active, initiatory body, alert to any new opportunity to further development of the District, and to any chance to be of help to homeowners and businessmen in the District.

It is understood that the Commission shall view the Historic District not as an end in itself but as a tool for the continual betterment of the city as a whole.

The Historic District Commission and Its Relationship to City Departments, Other Agencies and Organizations

The Commission shall work actively with the City to determine the desirable public objectives for the future development of the Historic District and maintain close communication and cooperation with the City Planning Department. The future development of the Historic District and the orderly growth of the City are inseparable. As the American Society of Planning Officials points out, "A conservation program can halt the spread of decay and provide stability to old neighborhoods which,

if left alone, would require more costly and more drastic renewal treatment at a later time. The preservation and restoration of isolated or loosely related landmarks can provide focal points for neighborhood renewal planning or large-scale urban design projects. In relating preservation objectives, there is always the problem of balance; the planning program should not be so tied to one that the other suffers. Planning for conserving past resources and for capitalizing on future opportunities in a coordinated manner can yield economic, cultural and other developmental benefits to the entire community". [1]

The Commission and the City of Ypsilanti shall work together to explore and implement a program of tax incentives in the form of assessment or rate reduction, assessment or rate freeze, temporary exemption, refund, etc., to encourage rehabilitation and preservation.

The Commission and the City Building Inspections Department shall seriously explore possible variances in the building code to permit the continuing use or restoration of such characteristic features as thumb-latches on interior doors, original floor-boards, etc., as long as these features do not constitute a genuine health, safety or fire hazard.

The Commission shall cooperate with preservation groups, historical societies, citizens' groups and neighborhood improvement associations, etc., in preservation activities.

The Commission shall assist, in every way possible, private or commerical efforts to find appropriate uses for historic structures.

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[1] Ralph W. Miner, Conservation of Historic and Cultural Resources, American Society of Planning Officials, Chicago, 1969.

The On-Going Functions of the Historic District Commission

The Commission shall maintain a listing of adaptive uses appropriate for structures in the Historic District and of individuals, organizations and businesses which would like to consider relocating in an historic structure in order to be of the best possible assistance when a need arises. The Commission shall further encourage productive use of all buildings preserved, preferably through private ownership.

The Commission shall make itself familiar with available financial assistance programs at every level, private and public.

The Commission shall continue the documentation of historic structures begun by the Historic District Study Committee until that task is finally completed.

The Commission shall make architectural guidance and advice available at no cost for property owners in the District who contemplate alteration or new construction, in order to ensure that such alteration or new construction be appropriate to the District and that it be done with as little cost to the property owner as possible.

The Commission shall encourage the best in modern design for new construction, preferably in the same materials as existing historic structures.

The Commission shall endeavor to develop a sense of civic pride through historic preservation, and carry out a recognition program of its own design. Public recognition may be granted to property owners who restore their building appropriately or who agree to a certain standard of maintenance, by the placing on the structure of a suitable marker. Recognition may also be given as an incentive toward better maintenance by, for example, the planting by the City of a tree on the property when a major painting job is done.

The Commission shall work for the education of the public concerning the Historic District and historic preservation, to stimulate public interest in, concern for, and understanding of, the maintenance and enhancement of the community's historic and architectural heritage. The Commission shall endeavor to educate individual owners about the historic and architectural values of their own structures.

The Commission shall work for the promotion of the Historic District as a tourist attraction, and toward that end shall:

1. familiarize local businesses and the Chamber of Commerce with the nature of the District and encourage them to promote it;
2. consult with area highway officials to develop a good road marking system to aid visitors in locating the Historic District;
3. produce brochures to be distributed through service stations, restaurants, lodging facilities, etc. in the area;
4. promote the District through the news media, newspapers and radio, especially in connection with special events;
5. encourage writers to produce articles about the District for as wide a reading public as possible;
6. promote and publicize special events and attractions, such as walking or driving tours, garden tours and openings to the public of privately restored homes;
7. work toward the establishment of a Visitors Council or information center to promote tourism in the area.

The Commission shall encourage the exterior beautification of properties in the Historic District and cooperate with interested organizations in that effort and make landscaping and gardening advice available at no cost to property owners in the District.

Further Recommendations

It is recommended that the City of Ypsilanti earnestly consider the direct acquisition of selected significant structures when they become available in a location appropriate for public use, or when this is the only recourse remaining to save a truly outstanding building. Appropriate uses include additional space for City offices, meeting space for boards and commissions, information center, etc. Purchase by the City need not be a permanent commitment - buildings acquired by the City could be resold at the earliest opportunity if the City so desired.

It is recommended that a permanent staff be provided for the Historic District Commission at a time when funds can be made available. The Commission shall recommend on the size of the staff and qualifications of staff members.

It is recommended that, in addition to the Roster of structures required of the Commission by the provisions of the Historic District Ordinance, the Commission shall take all steps necessary to cause measured drawings, photographs, descriptions and other appropriate documentations to be made of those sites, buildings, structures or areas illustrated in this report and as many others in the District as it is possible to gather data on.

SURVEY OF CONTEMPORARY COMMENT PERTINENT TO HISTORIC PRESERVATION

Concern for historic preservation is growing rapidly throughout the country - community after community turns to this method of saving its threatened identity and its dwindling heritage.

There exists a wealth of written material on the subject, some of which the Committee considered worth repeating here ---

> The roster of the architectural dead continues to grow. In downtown urban areas, entire neighborhoods are swallowed up in new developments, or are

being torn down to provide space for parking lots.

Our architectural past can, in no sense, be recaptured. However, concern has recently been expressed at every level of our society to save what remains of our cultural heritage. Mrs. Lyndon B. Johnson summed up the gravity of the situation in a speech of a few years back. "I was dismayed to learn ... that almost half of the twelve thousand structures listed in the Historic American Buildings Survey (compiled in the 1930s) ... have already been destroyed. This is a serious loss and it underlines the necessity for prompt action if we are not to shirk our duty to the future. We must preserve and we must preserve wisely".

Although the United States, since the time of the Civil War, has lost none of its designated buildings as a result of military action, the nation's historic structures are currently imperiled by a form of destruction more devastating than bombs or artillery fire. In the guise of progress, houses and monuments of irreplaceable architectural value are falling victim, at an ever-increasing rate, to the bulldozer and the demolition expert. As the Englishman Sir Shane Leslie remarked some thirty-five years ago, "The American sign of civic progress is to tear down the familiar and erect the monstrous". Even in the early decades of the nineteenth century, edifices built to serve several generations were leveled, not because of their obsolescence or unfitness for use, but because of the irrepressible American urge to turn a quick dollar by real estate speculation or new construction.

Marshall B. Davidson, The American Heritage History of Notable American Houses, American Heritage Publishing Co., Inc., New York.

... the New York City Landmarks Preservation Commission has moved to designate this unique area of the City (Greenwich Village), to check that process of attrition which eats away our best neigh-

borhoods, bit by bit, piece by piece, until we wake up to find that a fine neighborhood has become a second-rate anonymous place. What is this process of attrition but the gradual replacement, house by house, of the good by the bad, of the compatible by the mediocre. The end result is the anonymous city block, the area we pass through without seeing. Where the fine old town house stands proudly today, a mediocre apartment house may stand tomorrow.

Greenwich Village Historic District Designation Report, Vol. I, 1969.

... the officially sanctioned public and private vandalism that destroys the past also destroys the future. The environmental penalty is too great.

"Only You Can Help Yourselves", article by Ada Louise Huxtable for her weekly architecture column in the New York Times, Sunday, April 25, 1971, reprinted by the National Trust for Historic Preservation. In 1969 she received the first Pulitzer Prize for architectural criticism and in 1971 the National Trust's first special award for "outstanding achievement in journalism in support of historic preservation in the United States".

Preservation objectives are increasingly being recognized in federal assistance programs. In June 1966 Secretary Robert C. Weaver reported that 'over 100 communities have used the programs of the Department of Housing and Urban Development to halt the destruction of historic places'. One of the most notable was the 1959 demonstration study of the College Hill area in Providence, which was supported by a grant

from the Urban Renewal Administration. This was the first major study to relate historical preservation efforts to other aspects of a comprehensive planning program. The recently released Vieux Carre Historic District Demonstration Study (New Orleans) is another outstanding product to emerge from the Urban Renewal Demonstration Grant program. Specific references to preservation appear in the Housing Acts of 1961 and 1965 with respect to the open space program and moving historic structures in urban renewal areas. Further legislation in 1966 promoted the cause of historical preservation at all levels of government.

The National Historic Preservation Act (PL 89-665) created a National Advisory Council on Historic Preservation and authorized matching grants to states for comprehensive surveys and acquisition and development of certain significant properties. The Demonstration Cities and Metropolitan Development Act of 1966 (PL 89-754) broadened preservation opportunities in urban renewal and authorized HUD assistance to cities for undertaking surveys of properties of historic and architectural importance. The availability of federal assistance to local governmental efforts in historic and cultural conservation has increased substantially in the last decade.

Ralph W. Miner, Conservation of Historic and Cultural
Resources, American Society
of Planning Officials,
Chicago, 1969.

During the Depression, the Federal government established a painstaking study of the historical buildings of the nation. More than twenty thousand buildings were considered worthy of note. It is now estimated that between 1940 and the present day, more than 20 percent of the buildings surveyed by HABS - The Historical American Buildings Survey - went out of existence.

Roger Starr, Executive Director
of Citizens' Housing and Planning Council of New York, "Must
Landmarks Go?", Horizon, Summer
1966, Vol. VIII, Number 3.

As Mayor Lindsay recently pointed out, "The city's Historic District Program is proving to be a useful tool in keeping families within the city and encouraging others to return. Good areas are remaining attractive places in which to live, and other blocks are being upgraded so that New York will have more neighborhoods which are both pleasant and historically and architecturally interesting.

Frank B. Gilbert, Secretary,
New York City Landmarks
Preservation Commission,
"Try Historic Districts",
The American City, Aug. 1968.

The pages that follow tell the story of life in America in terms of the houses Americans have planned, built and lived in across the breadth of the land.

The selection includes houses of the great and of the not so great. However, in all cases they are significant expressions of American experience and tradition. Each speaks reliably of a particular place and time in history, and of certain social and individual circumstances. They all speak of the needs and the dreams and the tastes of the people who owned and lived in them.

History is not an end in itself; it should provide data by which we can evaluate the happiness of life under various circumstances. We sometimes tend to use the present as an absolute standard for judging the past, a tendency that reduces much that once was important in its own right to the level of seeming merely quaint. Nothing that is properly understood remains quaint. In dealing with houses, the better we understand those of the near and distant past, the closer we come to certain fundamental and enduring human values. The flow of time obviously cannot be reversed; the past can never be recaptured in anything like its completeness, although some romanticists would have it that way if they could. To idealize the past is as misleading as to glorify the present. But if we view the past as perceptively as may be and for its own sake, we may indeed find ways of better evaluating our present condition. We can thus, at least, hope to escape from what the late Bertrand

Russell referred to as "the parochialism of time".

To discard the past has been an act of faith in an illimitable tomorrow. But this attitude has also involved a downright indifference to houses and monuments of irreplaceable value. What we have left of such structures, tangible witness to our American heritage, is rapidly diminishing. As the rest may go, so will go precious aspects of our environment ...

The Editors, The American Heritage History of Notable American Houses, Marshall B. Davidson, American Heritage Publishing Co., Inc., New York, 1971

Regarding the question of whether or not beauty can be legislated, the Supreme Court has made its position clear: "The concept of the public welfare is broad and inclusive," it stated in a decision not long ago. "The values (the public welfare) represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy ..." Most architects, artists, and planners might feel that the Supreme Court went pretty far out on a limb that time. (Who is to decide what is beautiful and what is not?) Still, if the Supreme Court thinks that beauty can be legislated, it would certainly agree that the prerequisite for beauty, namely order, can and must be legislated. After all, "order" is what society is all about.

Peter Blake, "The Ugly America", Horizon, May 1961

We need the complete historical picture ... of architecture and furniture in the United States ... now as never before. For never before has interest in American history been so vital and urgent. People everywhere - in Europe, in Asia, in Africa - have a new interest in learning something of the background and character of this nation, which after centuries of standing more or less alone, so

suddenly emerged as leader of the Western community; Americans themselves, no less aware of the dramatic change in their national image and role, have begun to study their own origins, ends, and purposes with a new intensity, and above all a new comprehensiveness. They have begun to realize the complexity of American history as earlier generations rarely did - how many and how diverse the threads woven into its still far from set pattern. And they have realized as never before, too, how much that history is embodied in American architecture and furniture - by nature arts which represent the collective efforts and ideals of a civilization. Affected by economic conditions, social structure, climate, technology, religious beliefs, and tides of fashionable taste to a degree rare in more individualistic arts like painting and sculpture, architecture and furniture are history in its most tangible form.

From the beginning ... there have been patterns of development in American architecture and furniture that at once grew from and express the fundamental character, aspirations and moods of historic American civilization.

"Who controls the past controls the present; who controls the present controls the future" --- we may not want to control the future in the sense meant by the rulers of Nineteen Eighty-Four, but knowledge of history is a great protection against those who might. And above all, to know history is to know ourselves: "Humanity," as C. S. Lewis once wrote, "does not pass through phases as a train passes through stations ... Whatever we have been, in some sort we are still." *

*Allegory of Love, Chap. I

Alan Gowans, Images of American Living, J. B. Lippincott Company, Philadelphia and New York, 1964

Proposed
Ypsilanti
HISTORIC DISTRICT
ORDINANCE

PUBLIC LAW 89-665
89TH CONGRESS, S. 3035
OCTOBER 15, 1966

AN ACT

To establish a program for the preservation of additional historic properties throughout the Nation, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

The Congress finds and declares—

(a) that the spirit and direction of the Nation are founded upon and reflected in its historic past;

(b) that the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people;

(c) that, in the face of ever-increasing extensions of urban centers, highways, and residential, commercial, and industrial developments, the present governmental and nongovernmental historic preservation programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation; and

(d) that, although the major burdens of historic preservation have been borne and major efforts initiated by private agencies and individuals, and both should continue to play a vital role, it is nevertheless necessary and appropriate for the Federal Government to accelerate its historic preservation programs and activities, to give maximum encouragement to agencies and individuals undertaking preservation by private means, and to assist State and local governments and the National Trust for Historic Preservation in the United States to expand and accelerate their historic preservation programs and activities.

Title I

SEC. 101. (a) The Secretary of the Interior is authorized—

(1) to expand and maintain a national register of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, and culture, hereinafter referred to as the National Register, and to grant funds to States for the purpose of preparing comprehensive statewide historic surveys and plans, in accordance with criteria established by the Secretary, for the preservation, acquisition, and development of such properties;

(2) to establish a program of matching grants-in-aid to States for projects having as their purpose the preservation for public benefit of properties that are significant in American history, architecture, archeology, and culture; and

(3) to establish a program of matching grant-in-aid to the National Trust for Historic Preservation in the United States, chartered by act of Congress approved October 26, 1949 (63 Stat. 927), as amended, for the purpose of carrying out the responsibilities of the National Trust.

(b) As used in this Act—

(1) The term "State" includes, in addition to the several States of the Union, the District of Columbia, the Commonwealth of Puerto Rico, the Virgin Islands, Guam, and American Samoa.

(2) The term "project" means programs of State and local governments and other public bodies and private organizations and individuals for the acquisition of title or interests in, and for the development of, any district, site, building, structure, or object that is significant in American history, architecture, archeology, and culture, or property used in connection therewith, and for its development in order to assure the preservation for public benefit of any such historical properties.

(3) The term "historic preservation" includes the protection, rehabilitation, restoration, and reconstruction of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, or culture.

(4) The term "Secretary" means the Secretary of the Interior.

SEC 102. (a) No grant may be made under this Act—

(1) unless application therefor is submitted to the Secretary in accordance with regulations and procedures prescribed by him;

(2) unless the application is in accordance with the comprehensive statewide historic preservation plan which has been approved by the Secretary after considering its relationship to the comprehensive statewide outdoor recreation plan prepared pursuant to the Land and Water Conservation Fund Act of 1965 (78 Stat. 897);

(3) for more than 50 per centum of the total cost involved, as determined by the Secretary and his determination shall be final;

(4) unless the grantee has agreed to make such reports, in such form and containing such information as the Secretary may from time to time require;

(5) unless the grantee has agreed to assume, after completion of the [illegible] continued maintenance, repair, and administration of the property in a manner satisfactory to the Secretary; and

(6) until the grantee has complied with such further terms and conditions as the Secretary may deem necessary or advisable.

(b) The Secretary may in his discretion waive the requirements of subsection (a), paragraphs (2) and (5) of this section for any grant under this Act to the National Trust for Historic Preservation in the United States, in which case a grant to the National Trust may include funds for the maintenance, repair, and administration of the property in a manner satisfactory to the Secretary.

(c) No State shall be permitted to utilize the value of real property obtained before the date of approval of this Act in meeting the remaining cost of a project for which a grant is made under this Act.

SEC. 103. (a) The amounts appropriated and made available for grants to the States for comprehensive statewide historic surveys and plans under this Act shall be apportioned among the States by the Secretary on the basis of needs as determined by him: *Provided, however,* That the amount granted to any one State shall not exceed 50 per centum of the total cost of the comprehensive statewide historic survey and plan for that State, as determined by the Secretary.

(b) The amounts appropriated and made available for grants to the States for projects under this Act for each fiscal year shall be apportioned among the States by the Secretary in accordance with needs as disclosed in approved statewide historic preservation plans.

The Secretary shall notify each State of its apportionment, and the amounts thereof shall be available thereafter for payment to such State for projects in accordance with the provisions of this Act. Any amount of any apportionment that has not been paid or obligated by the Secretary during the fiscal year in which such notification is given, and for two fiscal years thereafter, shall be reapportioned by the Secretary in accordance with this subsection.

SEC. 104. (a) No grant may be made by the Secretary for or on account of any survey or project under this Act with respect to which financial assistance has been given or promised under any other Federal program or activity, and no financial assistance may be given under any other Federal program or activity for or on account of any survey or project with respect to which assistance has been given or promised under this Act.

(b) In order to assure consistency in policies and actions under this Act with other related Federal programs and activities, and to assure coordination of the planning, acquisition, and development assistance to States under this Act with other related Federal programs and activities, the President may issue such regulations with respect thereto as he deems desirable, and such assistance may be provided only in accordance with such regulations.

SEC. 105. The beneficiary of assistance under this Act shall keep such records as the Secretary shall prescribe, including records which fully disclose the dis-

position by the beneficiary of the proceeds of such assistance, the total cost of the project or undertaking in connection with which such assistance is given or used, and the amount and nature of that portion of the cost of the project or undertaking supplied by other sources, and such other records as will facilitate an effective audit.

Sec. 106. The head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in the National Register. The head of any such Federal agency shall afford the Advisory Council on Historic Preservation established under title II of this Act a reasonable opportunity to comment with regard to such undertaking.

Sec. 107. Nothing in this Act shall be construed to be applicable to the White House and its grounds, the Supreme Court building and its grounds, or the United States Capitol and its related buildings and grounds.

Sec. 108. There are authorized to be appropriated not to exceed $2,000,000 to carry out the provisions of this Act for the fiscal year 1967, and not more than $10,000,000 for each of the three succeeding fiscal years. Such appropriations shall be available for the financial assistance authorized by this title and for the administrative expenses of the Secretary in connection therewith, and shall remain available until expended.

Title II

Sec. 201. (a) There is established an Advisory Council on Historic Preservation (hereinafter referred to as the "Council") which shall be composed of seventeen members as follows:

(1) The Secretary of the Interior.

(2) The Secretary of Housing and Urban Development.

(3) The Secretary of Commerce.

(4) The Administrator of the General Services Administration.

(5) The Secretary of the Treasury.

(6) The Attorney General.

(7) The Chairman of the National Trust for Historic Preservation.

(8) Ten appointed by the President from outside the Federal Government. In making these appointments, the President shall give due consideration to the selection of officers of State and local governments and individuals who are significantly interested and experienced in the matters to be considered by the Council.

(b) Each member of the Council specified in paragraphs (1) through (6) of subsection (a) may designate another officer of his department or agency to serve on the Council in his stead.

(c) Each member of the Council appointed under paragraph (8) of subsection (a) shall serve for a term of five years from the expiration of his predecessor's term; except that the members first appointed under that paragraph shall serve for terms of from one to five years, as designated by the President at the time of appointment, in such manner as to insure that the terms of not less than one nor more than two of them will expire in any one year.

(d) A vacancy in the Council shall not affect its powers, but shall be filled in the same manner as the original appointment (and for the balance of the unexpired term).

(e) The Chairman of the Council shall be designated by the President.

(f) Eight members of the Council shall constitute a quorum.

Sec. 202. (a) The Council shall—

(1) advise the President and the Congress on matters relating to historic preservation; recommend measures to coordinate activities of Federal, State, and local agencies and private institutions and individuals relating to historic preservation; and advise on the dissemination of information pertaining to such activities;

(2) encourage, in cooperation with the National Trust for Historic Preservation and appropriate private agencies, public interest and participation in historic preservation;

(3) recommend the conduct of studies in such areas as the adequacy of legislative and administrative statutes and regulations pertaining to historic preservation activities of State and local governments and the effects of tax policies at all levels of government on historic preservation;

(4) advise as to guidelines for the assistance of State and local governments in drafting legislation relating to historic preservation; and

(5) encourage, in cooperation with appropriate public and private agencies and institutions, training and education in the field of historic preservation.

(b) The Council shall submit annually a comprehensive report of its activities and the results of its studies to the President and the Congress and shall from time to time submit such additional and special reports as it deems advisable. Each report shall propose such legislative enactments and other actions as, in the judgment of the Council, are necessary and appropriate to carry out its recommendations.

Sec. 203. The Council is authorized to secure directly from any department, bureau, agency, board, commission, office, independent establishment or instrumentality of the executive branch of the Federal Government information, suggestions, estimates, and statistics for the purpose of this title; and each such department, bureau, agency, board, commission, office, independent establishment or instrumentality is authorized to furnish such information, suggestions, estimates, and statistics to the extent permitted by law and within available funds.

Sec. 204. The members of the Council specified in paragraphs (1) through (7) of section 201 (a) shall serve without additional compensation. The members of the Council appointed under paragraph (8) of section 201(a) shall receive $100 per diem when engaged in the performance of the duties of the Council. All members of the Council shall receive reimbursement for necessary traveling and subsistence expenses incurred by them in the performance of the duties of the Council.

Sec. 205. (a) The Director of the National Park Service or his designee shall be the Executive Director of the Council. Financial and administrative services (including those related to budgeting, accounting, financial reporting, personnel and procurement) shall be provided the Council by the Department of the Interior, for which payments shall be made in advance, or by reimbursement, from funds of the Council in such amounts as may be agreed upon by the Chairman of the Council and the Secretary of the Interior: *Provided*, That the regulations of the Department of the Interior for the collection of indebtedness of personnel resulting from erroneous payments (5 U.S.C. 46e) shall apply to the collection of erroneous payments made to or on behalf of a Council employee, and regulations of said Secretary for the administrative control of funds (31 U.S.C. 665 (g)) shall apply to appropriations of the Council: *And provided further*, That the Council shall not be required to prescribe such regulations.

(b) The Council shall have power to appoint and fix the compensation of such additional personnel as may be necessary to carry out its duties, without regard to the provisions of the civil service laws and the Classification Act of 1949.

(c) The Council may also procure, without regard to the civil service laws and the Clasification Act of 1949, temporary and intermittent services to the same extent as is authorized for the executive departments by section 15 of the Administrative Expenses Act of 1946 (5 U.S.C. 55a), but at rates not to exceed $50 per diem for individuals.

(d) The members of the Council specified in paragraphs (1) through (6) of section 201(a) shall provide the Council, on a reimbursable basis, with such facilities and services under their jurisdiction and control as may be needed by the Council to carry out its duties, to the extent that such facilities and services are requested by the Council and are otherwise available for that purpose. To the extent of available appropriations, the Council may obtain, by purchase, rental, donation, or otherwise, such additional property, facilities, and services as may be needed to carry out its duties.

Approved October 15, 1966.

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Act No. 169
Public Acts of 1970
Approved By Governor
8/3/70, I.E.

STATE OF MICHIGAN

75TH LEGISLATURE

REGULAR SESSION OF 1970

Introduced by Rep. Thomas J. Anderson
Reps. Hampton, Copeland, Walton, George F. Montgomery, Wierzbicki, Brennan, Pilch, Mrs. McCollough, Tisdale, Stites, Weber, Sharp, Mittan, Strange, Roy Smith, Mrs. Hunsinger and Novak named as co-sponsors

ENROLLED HOUSE BILL No. 2966

AN ACT to provide for establishment of historic districts; to provide for the acquisition of land and structures for historic purposes; to provide for preservation of historic sites and structures; to provide for the creation of historic district commissions; to provide for the maintenance of publicly owned historic sites and structures by local units.

The People of the State of Michigan enact:

Sec. 1. As used in this act:

(a) "Local unit" means a county, city, village or township.

(b) "Historic district" means an area, or group of areas not necessarily having contiguous boundaries, created by a local unit for the purposes of this act.

(c) "Historical preservation" means the protection, rehabilitation, restoration, or reconstruction of districts, archaeological and other sites, buildings, structures and objects.

Sec. 2. Historical preservation is declared to be a public purpose and the legislative body of a local unit may by ordinance regulate the construction, alteration, repair, moving and demolition of historic structures within the limits of the local unit. The purpose

(110)

of the ordinance is to: (a) safeguard the heritage of the local unit by preserving a district in a local government which reflects elements of its cultural, social, economic, political or architectural history; (b) stabilize and improve property values in such district; (c) foster civic beauty; (d) strengthen the local economy; and (e) promote the use of historic districts for the education, pleasure and welfare of the citizens of the local unit and of the state.

Sec. 3. A local unit may establish by ordinance historic districts. Before such establishment, an historic district study committee, appointed by the legislative body, and containing representation from any existing historical preservation society, shall conduct studies and research and make a report on the historical significance of the buildings, structures, features, sites, objects and surroundings in the local unit. The report shall contain recommendations concerning the area to be included in the proposed historic district. Copies of the report shall be transmitted for review and recommendations to the local planning commission, to the Michigan historical commission, and to the state historical advisory council. Sixty days after the transmittal, the committee shall hold a public hearing thereon after due notice, which shall include a written notice to the owners of all properties to be included in such districts. The committee shall submit a final report with its recommendations and those of the local planning commission and a draft of a proposed ordinance to the legislative body of the local unit.

Sec. 4. The legislative body of a local unit may create a commission to be called the historic district commission. The membership of such a commission in a local unit of 25,000 or more population shall consist of 7 members who reside in the local unit, and in a local unit of under 25,000 shall consist of not less than 3 nor more than 7 members residing in the local unit. Members shall be appointed by the township supervisor, village president, mayor or chairman of the board of commissioners, unless another method of appointment is provided in the ordinance creating the commission. Members shall be appointed for 3-year terms except the initial appointments of some of the members shall be for less than 3 years to the end that the initial appointments shall be staggered and so that subsequent appointments shall not recur at the same time. Members shall be eligible for reappointment. In the event of a vacancy on the commission interim appointments may be made by the appointing authority to complete the unexpired term of such position. The appointing authority of a local unit shall appoint at least 2 members from a list of citizens submitted by a duly organized and existing preservation society or societies, and 1 architect, duly registered in this state, if the person resides in the local unit and is available for appointment. The provisions of this section shall not be applicable to historical district commissions established by charter.

Sec. 5. (1) Before construction, alteration, repair, moving or demolition affecting the exterior appearance of an historic structure is made within such a district and which by present or future ordinance requires the taking out of a permit within such a district, the person, individual, firm or corporation proposing to make such construction or changes shall file an application for permission. The application shall be referred together with plans pertaining thereto to the historic district commission and the commission shall review such plans and applications and no permit shall be granted until the commission has acted thereon as hereinafter provided. If no present ordinances exist which require the taking out of a permit then applications shall be made directly to the legislative body or duly appointed authority which shall refer the application to the commission for review.

(2) In reviewing plans, the commission shall give consideration to: (a) the historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area; (b) the relationship of the exterior architectural features of such structure to the rest of the structure and to the surrounding area; (c) The general compatibility of exterior design, arrangement, texture, and materials proposed to be used; (d) any other factor, including aesthetic, which it deems to be pertinent.

(3) The commission shall pass only on exterior features of a structure and shall not consider interior arrangements unless specifically authorized to do so by the local legis-

lative body. Nor shall it disapprove applications except in regard to the considerations as set forth in the previous paragraph.

(4) In case of an application for repair or alteration affecting the exterior appearance of a structure or for the moving or demolition of a structure which the commission deems so valuable to the local unit, state or nation, that the loss thereof will adversely affect the public purpose of the local unit, state or nation, the commission shall endeavor to work out with the owner an economically feasible plan for preservation of the structure.

(5) An application for repair or alteration affecting the exterior appearance of an historic structure, or for its moving or demolition, shall be approved by the commission if any of the following conditions prevail, and if in the opinion of the commission the proposed changes will materially improve or correct these conditions: (a) the structure constitutes a hazard to the safety of the public or the occupants; (b) the structure is a deterrent to a major improvement program which will be of substantial benefit to the community; (c) retention of the structure would cause undue financial hardship to the owner; or (d) retention of the structure would not be in the interest of the majority of the community.

(6) All meetings of the commission shall be open to the public and any person or representative of his choice shall be entitled to appear and be heard on any matter before the commission before it reaches its decision. The commission shall keep a record, which shall be open to public view of its resolutions, proceedings, and actions.

Sec. 6. The local legislative body may accept grants from the state or federal governments for historical restoration purposes. It may accept public or private gifts for historical purposes. It may make the historic commission its duly appointed agent to accept and administer grants and gifts for historical preservation purposes.

Sec. 7. If all efforts by the historic district commission to preserve an historic structure fail, or if it is determined that public ownership is most suitable, the local legislative body, if deemed to be in the public interest, may acquire such property using public funds, gifts for historical purposes, grants from the state or federal governments for acquisitions of historic properties, or proceeds from revenue bonds issued for historical preservation purposes. Such acquisitions shall be based on the recommendation of the historic district commission. The historic district commission has responsibility for the maintenance of publicly owned historic structures using its own funds, if not specifically earmarked for other purposes, or those public funds committed for this use by the local legislative body.

Sec. 8. The jurisdiction of a county shall be the same as that provided in Act No. 183 of the Public Acts of 1943, as amended, being sections 125.201 through 125.232 of the Compiled Laws of 1948, or as otherwise provided by contract entered into between the county and a city, village or township. If a county historical commission is in existence, coordination between the county commission and municipality commissions shall be maintained. The overall historical preservation plans of cities, villages and townships shall be submitted to the county commission for review, and county plans submitted to cities, villages and townships, having historic district commissions. Day-to-day activities of local commissions concerning alteration and restoration decisions need not be submitted to the county but only those plans which have other than strictly local significance.

Sec. 9. The commission shall file with the inspector of buildings or other duly delegated authority its certificate of approval or rejection of plans submitted to it for review. No work shall begin until the certificate is filed, but in the case of rejection the certificate is binding on the inspector of buildings or other duly delegated authority, and no permit shall be issued in such case. The failure of the commission to act within 60 days after the date of application filed with it, unless an extension is agreed upon mutually by the applicant and the commission, shall be deemed to constitute approval.

Sec. 10. Nothing in this act shall be construed to prevent ordinary maintenance or repair of any structure within the historic district; nor to prevent construction, alteration, repair, moving or demolition of any structure under a permit issued by the inspector of buildings prior to the passage of the ordinance.

Sec. 11. Any persons jointly or severally aggrieved by a decision of the historic district commission have the same rights of appeal concerning the decision as is granted to an applicant aggrieved by a decision of a zoning board of review.

Sec. 12. This act does not affect any previously enacted legislation pertaining to historical preservation and does not affect historical commissions appointed by local governing bodies to foster historic preservation. An existing local historical commission organized under Act No. 213 of the Public Acts of 1957, as amended, being sections 399.171 and 399.172 of the Compiled Laws of 1948, may be designated as a historic district commission, if its membership and structure conform, or are revised to conform, to the provisions of section 4.

This act is ordered to take immediate effect.

Thos. Thatcher

Clerk of the House of Representatives.

Beryl I. Kenyon

Secretary of the Senate.

Approved ______________________

______________________ Governor.

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Study of Historic District Ordinance Provisions Currently in Effect in Other Communities and Selection of Ordinance Provisions for the Ypsilanti Historic District

The following documents served as guide and model for the Ypsilanti Historic District Ordinance:

1. The Historic District regulations set forth in Procedures for Establishment of an Historic District Ordinance and Model Historic District Regulations, prepared by the Michigan Department of Commerce, Office of Community Planning, May 1970.

2. The Historic District regulations outlined in Act No. 169, Public Acts of 1970, ENROLLED HOUSE BILL No. 2966, State of Michigan.

3. Public Law 89-665, 89th Congress, S. 3035, October 15, 1966.

In addition, thorough and careful study was made of historic district ordinances from 16 communities in 7 states (see list below) and from those ordinances selection was made of the soundest and most appropriate sections to be incorporated in the Ypsilanti ordinance. To this were added provisions written for this particular community only.

1. Ann Arbor, Mi.
2. Grand Rapids, Mi.
3. Detroit, Mi.
4. Ypsilanti, Mi.
5. Savannah, Ga.
6. New York, N.Y.
7. Madison, Wis.
8. Fond du Lac, Wis.
9. Coshocton, Ohio (Roscoe Village)
10. Columbus, Ohio (German Village)
11. Cincinnati, Ohio
12. Galena, Ill.
13. Commonwealth of Pennsylvania
14. Bethlehem, Pa.
15. Falls Township, Pa.
16. Lower Merion Township, Pa.

YPSILANTI HISTORIC DISTRICT ORDINANCE

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Ordinance No. ____________

AN ORDINANCE TO ESTABLISH THE YPSILANTI HISTORIC DISTRICT COMMISSION, OUTLINE ITS DUTIES, CREATE THE YPSILANTI HISTORIC DISTRICT, PROVIDE FOR THE ISSUANCE OF BUILDING PERMITS AND OTHER MATTERS RELATED TO SUCH COMMISSION.

SECTION 1. Purpose and Intent

The purpose of this Ordinance is to:

a. safeguard the heritage of the City of Ypsilanti by preserving a district in the City which reflects elements of its cultural, social, economic, political and architectural history and natural environments;
b. stabilize and improve property values;
c. foster civic beauty and pride;
d. strengthen the local economy;
e. promote the use of historic districts for the education, pleasure and welfare of the residents of the area;
f. encourage new buildings and developments which will be harmonious with the existing historic buildings and neighborhoods but will not necessarily be of the same architectural style, the purpose being to develop the Historic District as a vital living area in which each succeeding generation may build with the quality and sensitivity of past generations;
g. protect and enhance the city's attractiveness to residents and visitors, and serve as a support and stimulus to business and industry.

SECTION 2. Definition of Terms

"Historic District" means an area or group of areas, not necessarily having contiguous boundaries, created by the City Council of the City of Ypsilanti for the purpose of this Ordinance.

"Landmark" means any site, building, structure, or object significant in history, architecture, archaeology or culture.

"Preservation" means an activity designed to prevent deterioration or destruction of a landmark.

"Restoration" means the activity designed to repair and return a landmark to its original condition or to its condition at a selected period in its history.

"Reconstruction" means the activity designed to rebuild entirely, or a portion of, a landmark previously destroyed.

"Structure" means a combination of materials, to form a construction that is safe and stable; including among others, stadia, reviewing stands, platforms, stagings, billboards, sheds, fences and display signs. The term "structure" shall be construed as if followed by the words "or part thereof". For the purpose of the abatement of nuisances, a structure, in addition to the above, is defined: any structure shall include buildings, outhouses, barns, scaffolds, ash pits, wagons, auto trailers, junk, rubbish, excavations, walls or any object or thing used or maintained above or below the ground, or any part of such structure.

"Building" means a roofed and walled structure built for permanent use.

"Exterior Architectural Feature" means the architectural treatment and general arrangement of such portion of the exterior of a structure as is designed to be exposed to public view, including kind, color and texture of the building material of such portion and type of all windows, doors, lights and signs and any other fixtures appurtenant to such portion.

"Historian" means a scholar of history, with a special interest in the field of historic preservation.

"Commission" means the Historic District Commission.

SECTION 3. Ypsilanti Historic District Established

There is hereby created in the City of Ypsilanti an historic district to be known as the "Ypsilanti Historic District", bounded and described as follows:

Beginning at the intersection of West Forest Avenue and North Huron Street; thence, southward along the center line of North Huron Street to the intersection of North Huron Street and West Cross Street; thence, eastward along the center line of Cross Street to the intersection of East Cross Street and North Grove Street; thence, southward along the center line of North Grove Street to the Penn Central Railroad tracks; thence, back northward along the center line of North Grove Street to the intersection of North Grove Street and East Cross Street; thence, back westward along the center line of East Cross Street to the intersection of East Cross Street and North River Street (creating a "spur" consisting of East Cross Street, from its intersection with North River Street, and North Grove Street, from its intersection with East Cross Street to the Penn Central tracks); thence, southward along the center line of North River Street to the intersection of North River Street and East Michigan Avenue; thence, westward along the center line of Michigan Avenue to the intersection of West Michigan Avenue and South Huron Street; thence, southward along the center line of South Huron Street to the intersection of South Huron Street and Buffalo Street; thence, westward along the center line of Buffalo Street to the intersection of Buffalo Street and South Washington Street; thence, northward along the center line of South Washington Street to the intersection of South Washington Street and Ferris Street; thence, westward along the center line of Ferris Street to the intersection of Ferris Street and South Adams Street; thence, northward along the center line of South Adams Street to the intersection of South Adams Street and West Michigan Avenue; thence, westward along the center line of West Michigan Avenue to the intersection of West Michigan Avenue and North Hamilton Street; thence, northward along the center line of North Hamilton Street to the intersection of North Hamilton Street and West Forest Avenue; thence, eastward along the center

line of West Forest Avenue to the beginning, and including all properties adjacent to the right-of-way of said center-lined streets as well as all properties within the boundary lines of the Historic District as described by said center-lined streets.

SECTION 4. Historic District Commission

A. Creation of Commission

In order to execute the purposes of this Ordinance, there is hereby created a commission to be called the Historic District Commission.

B. Membership of Commission

The Historic District Commission shall consist of seven (7) members whose voting residence is located in the City of Ypsilanti, at least one of whom shall be an architect duly registered in the State of Michigan; one, an attorney-at-law; one, a real estate broker, one, a City Council member; and one, an historian. They shall be appointed by the Mayor with the approval of the City Council for terms of office of three (3) years provided that two (2) of the initial members shall be appointed for one (1) year, two (2) for two(2) years, and three (3) for three (3) years. Members of the Commission shall be exempt from limitations of terms and may be appointed for secceeding terms. The terms of office of the members shall begin as of the date of passage of this Ordinance. Each member shall have, to the highest extent practicable, a known interest in historic preservation. The members of the Commission shall serve without compensation except for necessary expenses sustained in carrying out their duties, which expenses shall be paid for by the City of Ypsilanti by prior authorization of the City Council.

C. Procedures of Commission

The Commission shall elect from its membership a chairman and a vice-chairman who shall serve for terms of one (1) year and who shall be eligible for re-election. The chairman shall preside over the Commission and shall have the right to vote. The vice-chairman shall, in the absence or disability of the chairman, perform the duties of the chairman. At least four (4) members of the Commission shall constitute a quorum for the transaction of business. The Commission shall adopt rules for the transaction of its business which shall provide for the time and place of holding regular meetings. They shall also provide for the calling of special meetings by the chairman or by at least two (2) members of the Commission, and for the proper public notification. All meetings of the Commission shall be open to the public, and any person or his duly constituted representative shall be entitled to appear and be heard on any matter which is before the Commission before it reaches its decision.

The Commission shall keep a record, which shall be open to public view, of its resolutions, proceedings and actions. Until such time as adequate staff can be provided for the Commission, the Commission shall require personnel services through the City Clerk's Office, which shall file and maintain the records of the Commission in a manner similar to that provided for minutes of Council meetings.

The concurring affirmative vote of four (4) members of the Commission shall constitute approval of plans before it for review, or for the adoption of any resolution, motion, or other action of the Commission.

The Commission shall submit an annual report of its activities to the Mayor and City Council, and such annual report shall be kept and maintained by the City Clerk as part of the permanent records of the City.

D. Duties of the Commission

(1) Regulation of Construction and Alteration

Application for a building permit to authorize the construction, alteration, maintenance involving a color change or repair which affects the external appearance of any structure or part thereof, including signs, walls, fences, light fixtures, steps, and paving in the Historic District shall be made to the Building Inspector. Plans, specifications and other material as the Commission may from time to time prescribe shall be submitted showing the structure in question and also showing its relation to adjacent structures.

Upon the filing of such application which pertains or relates in any manner to the exterior of such structure, the Building Inspector shall immediately notify the Commission of the receipt of such application and shall transmit it together with accompanying plans and other information to the Commission.

It shall be the duty of the Commission to review all such applications and plans and the Commission shall have the power to approve or disapprove such plans and no permit shall be granted until a Certificate of Approval is issued by the Commission.

In reviewing such plans, the Commission shall give consideration to:

1. the historical and/or architectural significance of the structure and its relationship to the integrity of the surrounding area;
2. the general compatibility of exterior design, arrangement, texture and materials proposed to be used; and
3. to any other factor, including aesthetic, which the Commission deems pertinent.

The Commission shall determine:

1. whether, in the case of a structure, the proposed work would change, des-

troy or affect any exterior architectural feature of the property upon which said work is to be done; and

2. whether, in the case of construction of a new structure, the exterior of such structure would affect or not harmonize with the external appearance of other neighboring structures on such site or in such district. No specific architectural style shall be required for the construction of a new building or other structures. However, a determination shall be made as to whether the structure, in terms of form, proportion, mass, configuration, building materials, texture, color and the location on the lot or land use is compatible with other buildings in the Historic District and particularly to structures and places to which it may be visually related. If it is found to be compatible, a Certificate of Approval shall be issued.

The Commission shall pass only on exterior features of a structure and shall not consider interior arrangements.

The Commission shall have the power to confer with the applicant for the building permit and with any such other persons as the Commission may wish to consult.

If the Commission approves such plans, it shall issue a Certificate of Approval, which is to be signed by the Chairman, attached to the application for a building permit and immediately transmitted to the Building Inspector. The Chairman shall also stamp all prints submitted to the Commission signifying its approval. The Building Inspector shall not issue a building permit until such Certificate of Approval has been issued by the Commission.

After the Certificate of Approval has been issued and the building permit granted to the applicant, the Building Inspector shall from time to time inspect the construction, alteration or repair approved by such Certificate and shall take such action as is necessary to force compliance with the approved plans.

If the Commission disapproves such plans, it shall state its reasons for doing so and transmit a record of such action and reasons therefor in writing to the Building Inspector and to the applicant. The Commission may advise what it thinks is proper if it disapproves of the plans submitted. The applicant, if he so desires, may make modifications to his plans and shall have the right to resubmit his application at any time after so doing.

The failure of the Commission to approve or disapprove of such plans within forty-five (45) days from the date of the Commission's receipt of the application for a building permit from the Building Inspector, unless otherwise mutually agreed upon by the applicant and the Commission, shall be deemed to constitute approval and the Building Inspector shall proceed to process the application without regard to a Certificate of Approval.

(2) Regulation of Demolition and Moving

The demolition or moving of structures or landmark of historic or architectural significance shall be discouraged. The Commission shall not issue a Certificate of Approval for demolition except when deemed a hazard to public health or safety by a responsible city agency but may issue such a certificate for moving a structure. the Commission may at its own discretion, issue a Certificate of Approval for demolition or for moving a structure, but shall be guided by the following conditions in exercising its judgment in granting such a certificate: (a) the Inspector of Buildings deems such structure to be a hazard to pub-

lic safety or health and repairs are impossible; (b) retention of such structure would cause undue financial hardship to the owner, which would be defined as a situation where more funds than is reasonable would be required to retain the structure; (c) the retention of such structure would not be in the interest of the community as a whole. In cases where approval for demolition is granted, for reasons other than public health or safety, such certificate shall not become effective until six (6) months after the date of such issuance in order to provide a period of time within which it may be possible to relieve a hardship or to cause the property to be transferred to another owner who will retain the structure.

(3) Assistance to Property Owners

The Commission, upon request of any property owners, shall render advice and guidance with respect to any proposed work on a structure in the Historic District. In rendering such advice and guidance, the Commission shall be guided by the purpose and standards of this Ordinance.

(4) Roster of Structures

The Commission shall maintain a roster of structures, landmarks and sites, which shall include a description of the characteristics of the landmark which justifies its designation, and a description of the particular features that should be preserved, and shall include the location and boundaries of the landmark.

(5) Dissemination of Public Information

The Commission shall disseminate information to the public concerning those structures and other landmarks deemed worthy of preservation, and may encourage and advise property owners in the protection, enhancement,

perpetuation and use of structures and other landmarks of historic and/or architectural interest.

(6) Effort toward Tax Exemptions

The Commission shall actively work for the passage of enabling legislation which would permit the granting of tax exemptions to properties it has designated under the provisions of this Ordinance in order to encourage landmark owners in carrying out the intent of this Ordinance.

(7) Property Improvement

The Commission shall encourage in any way possible the improvement of properties and grounds in the Historic District.

E. Powers of the Commission

(1) Creation of Citizen and/or Professional Committees

The Commission may take all steps necessary to preserve structures and other landmarks of historic and/or architectural significance not in conflict with the public safety and health of the City of Ypsilanti and the taking of such steps as may include the creation of civic and citizens' committees and professional advisory committees.

(2) Acceptance and Use of Funds

The Commission may contract with or accept any grant, loan or aid of any character from any source including federal, state, county or private, to be expended for historic preservation purposes, including but not limited to the making of surveys, and the acquisition, restoration and possible resale of structures and other landmarks of historic and/or architectural significance. Sums received from the resale of such properties shall be budgeted by the Commission for the acquisition of additional properties.

The City of Ypsilanti may accept funds from the same sources for the same purposes and shall appoint the Commission to administer any such funds. The City Treasurer shall be custodian of funds for the Commission and authorized expenditures shall be certified to the City Controller by the Secretary or toher officer designated by the Commission. The Commission shall annually report to the City Council any money it shall receive or expend.

(3) Agreements and Contracts

The Commission may, with the approval of City Council, enter into agreements and contracts with public or private agencies or individuals for the purpose of assisting the Commission in carrying out its functions, duties and powers.

(4) Designation

The Commission shall have the power to designate structures and other landmarks and historic districts within the city limits of Ypsilanti. Once designated by the Commission, such structures, other landmarks and historic districts shall be subject to all the provisions of this Ordinance.

(a) Designation Procedure

The Commission may, after notice and public hearing, establish structures, other landmarks and historic districts or rescind such designation, after application of the criteria listed below. At least ten (10) days prior to such hearing, the Commission shall notify the owners of record, as listed in the Office of the City Assessor, who are owners of property in whole or in part situated within 200 feet of the boundaries of the property affected. Notice of such hearing shall also be

published in a local newspaper of general circulation. The Commission shall also notify the following: the Building Inspector and the Planning Department. These departments shall respond to the Commission within thirty (30) days of notification with their comments on the proposed designation or rescission. The Commission shall then conduct such public hearing and, in addition to the notified persons, may hear expert witnesses, and shall have the power to subpoena such witnesses and records as it deems necessary. The Commission may conduct an independent investigation into the proposed designation or rescission. Within ten (10) days after the close of the public hearing, the Commission may designate the property as either a landmark or include it in an historic district or rescind such designation. After such designation or rescission has been made, notification shall be sent to the property owner or owners and to such other persons as appeared at the public hearing. Notification shall also be given to: the City Clerk, Building Inspector, Planning Department and City Assessor. The Commission shall cause such designation or rescission to be recorded, at City expense, in the Office of the County Register of Deeds.

(b) Designation Criteria

For the purposes of this Ordinance, designation may be placed on any site, natural or improved, including any building or structure located thereon, or any area of particular historic, architectural or cultural significance to the City of Ypsilanti, such as historic structures or sites which:

(1) exemplify or reflect the broad cultural, political, economic or social history of the nation,

state, or community; or

(2) are identified with historic personages or with important events in national, state or local history; or

(3) embody the distinguishing characteristics of an architectural type inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or

(4) are representative of the notable work of a master builder, designer or architect whose individual genius influenced his age.

SECTION 5. Exclusions

Nothing in this Ordinance shall be construed to prevent any ordinary maintenance or repair of any exterior architectural feature now or hereafter in the Historic District which involves no change in material, design, arrangement, texture or color.

SECTION 6. Conformance with Regulations, Neglect of Maintenance and Penalties

Every person in charge of a structure in the Historic District shall keep in good repair all of the exterior portions of such structure and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such structure to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such structure to be kept in good repair.

Should an owner deliberately omit essential maintenance and repairs, which would eventually result in the building becoming so rundown that it would be constitutionally unreasonable for the City to refuse to allow the owner to demolish the building, the Commission shall bring this matter to the attention of the Building Inspector who shall immediately require of the owner or agent protective maintenance and repair to further the purpose of this Ordinance and the economy, health, safety and general welfare of the City.

The Building Inspector shall give written notice of any violation of this Ordinance to the owner or lessor of or the trustee or other legally responsible party for such structure, stating in such notification that he has inspected the structure and found it in violation of this Ordinance. He shall state in the notification in clear, precise terms a description or explanation of the violation. The property owner, trustee, lessor or legally responsible party shall have sixty (60) days in which to correct such violation or to give satisfactory evidence to the Commission and the Building Inspector that they have taken steps that will lead to correcting such violation within a stated period of time, which time must be agreeable to the Building Inspector and the Commission as being fair and reasonable.

The owner, trustee, lessor or other legally responsible party shall be deemed to be in violation of this Ordinance if after sixty (60) days the violation has not been corrected or is not in the process of being corrected within a reasonable period of time or time in which correction will be made has not been approved by the Building Inspector and the Commission. Each day of violation shall be subject to a fine of not less than $5.00 nor more than $20.00 and each day correction has not been made will be deemed a new violation. The owner, trustee, lessor or legally responsible party who is deemed to be in violation of this Ordinance by the Building Inspector may on his own behalf, or anyone on his behalf, may request in writing to the Building Inspector to be present before the Commission and the Building Inspector with his attorney, architect, contractor or other person he may choose to have and ask for a rehearing by the Building Inspector and the Commission.

SECTION 7. Appeal

Any person or persons jointly or severally aggrieved by a decision of the Historic District Commission shall have the same rights of appeal concerning such decisions as are granted to an applicant that is aggrieved by a decision of the Board of Appeals.

SECTION 8. Relationship of Historic District Commission With City Departments

All boards, commissions, departments and officers of the City of Ypsilanti are authorized and directed to cooperate with the Commission in carrying out the spirit and intent of this Ordinance. The Building Inspector and the Health Officer are expressly directed to provide copies of all notices, orders and permits respecting sites, buildings, structures and areas in the Historic District to the Commission for its record and information.

SECTION 9. Yard Variances

Due to peculiar conditions of design and construction in historic neighborhoods where structures were often built close to the lot lines, it is in the public interest to retain a neighborhood's historic appearance by making variances to normal yard requirements. Where it is deemed that such variances will not adversely affect neighboring properties, the Commission may recommend to the Zoning Board of Review that such variance to standard yard requirements be made.

SECTION 10. Covenants

The owner of any structure or other landmark may at any time, following the designation of his property, enter into a restrictive covenant on the subject property after negotiation with the Commission. The Commission may assist the owner in preparing such covenant in the interest of preserving the structure or other landmark and the owner shall record such covenant in the Office of the County Register of Deeds, and shall notify the City Assessor of such covenant and the conditions thereof.

SECTION 11. Recognition

Permanent markers of appropriate design may be approved by and presented by the Commission to the owner or owners of any structure or other landmark designated by the Commission. Such markers or plaques shall be so placed as to be easily visible to passing pedestrians and should state the accept-

ed name of the structure or other landmark, the date of its construction (in the case of structures), and any other information deemed proper by the Commission.

SECTION 12. Prior Actions

All prior actions and undertakings of the Historical Commission are hereby confirmed and carried forward as being fully valid and vital except if otherwise expressly provided herein.

SECTION 13. Ordinances in Conflict

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 14. Separability

If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole, or any part thereof, or the application of this Ordinance to other persons or circumstances.

SECTION 15. Ordinance in Effect

This Ordinance shall be in full force and effect from and after its passage.

Committees to work as liason c Smith;

Downtown Redev

Edmunds

Cosgrove

Bentley

Kennedy

Waldenmyer

Overall Development

Gookman

Purdy

Cosgrove

Hoocher